

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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	50%	Now	\$467,500	LIFE	* *	5	\$74,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	50%	Now	\$4,396,400	2050	* *	5	\$116,100	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 15%							
		Location : Base Of Coiling Doors							
Windows									
	Aluminum	95%	Now	\$70,900	2046	* *	5	\$2,700	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Hardware Missing, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
	Glass Block	5%	Now	\$4,400	LIFE	* *	5	\$200	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Masonry: Brick	90%	0-2	\$93,100	LIFE	* *	5	\$15,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Efflorescence, Extent : Light, Area Affected : 5%							
		Location : Mechanical Penthouse							
	Pre-Cast Concrete	10%	Now	\$6,400	LIFE	* *	5	\$10,800	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Parapet Wall Coping Stone							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%							
		Location : Parapet Wall Coping Stone							
Roof									
	Built-Up (BUR)	85%	Now	\$619,900	2030	\$2,066,300			
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Mechanics Area							
		Worn/Eroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Skylight, Metal/Glass	15%	Now	\$794,000	2040	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Locker Rooms And Hallways							
Soffits									
	Stucco Cement	100%			2043	* *	5		

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	60%	4+	\$446,000	LIFE	**	5	\$300,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Ceramic Tile	2%	0-2	\$9,200	2039	**	5	\$2,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Quarry Tile	30%			2043	**	5	\$102,900	
Vinyl Tile	8%	Now	\$32,400	2035	**	3	\$6,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Interior Walls								
Cast in Place Concrete	15%	Now	\$277,400	LIFE	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Throughout							
Concrete Masonry Unit	50%	0-2	\$216,500	LIFE	**	5	\$18,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Glass: Single Pane	5%	0-2	\$29,300	LIFE	**	5	\$3,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Gypsum Board	5%	0-2	\$2,000	LIFE	**	5	\$2,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
SGFT/Glazed Masonry	25%	2-4	\$94,300	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$289,100	2043	**	5	\$28,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Staining/Discoloring, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Exposed Concrete	35%	Now	\$805,000	LIFE	**	5	\$12,500	
	Corrosion/Rusting, Extent : Severe, Area Affected : 15%							
	Location : Throughout Basement And Underside Of Ramp							
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout Basement And Underside Of Ramp							
	Exposed Reinforcement, Extent : Severe, Area Affected : 40%							
	Location : Throughout Basement And Underside Of Ramp							
Exposed Struc: Steel	40%	4+	\$501,800	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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

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

Site Enclosure

Fence/Gates

Cast in Place Concrete	40%				2065	**			
Chain Link	20%	Now		\$44,500	2060	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Rear Of Yard</i>									

Masonry: Brick	40%	Now		\$94,500	2060	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Provost Ave</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now		\$173,100	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Provost Avenue, East 233rd Street</i>									

Parking/Driveway

Cast in Place Concrete	100%				2043	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2030	\$5,000	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%				2030	\$76,400	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Three Vertical Sections</i>									

Raceway

Conduit	100%				2030	\$15,600	1		
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Panelboards

Fused Disc Sw	5%				2029	\$2,300	5	\$100	
Molded Case Bkrs	95%				2029	\$44,400	5	\$2,900	

Wiring

Thermoplastic	100%				2030	\$34,100	1		
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Motor Controllers

Locally Mounted	15%				2028	\$14,600	5	\$100	
Motor Control Center	85%				2028	\$19,000	5	\$2,700	

Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$3,400	
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Lighting

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BRONX 12 GARAGE
Asset # : 4133

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2030	\$185,400	10	\$74,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Locker Rooms, Offices, Parking Space							
		Explanation : T-8 Lamps							
	HID	30%			2030	\$296,500	10	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage							
		Explanation : Metal Halide							
Egress Lighting									
	Exit, Service	100%			2030	\$32,600	1		
Exterior Lighting									
	HID	30%			2030	\$137,000	10	\$100	
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2033	* *	5	\$3,400	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$73,200	2040	* *	1	\$7,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : CCTV Surveillance Cameras. Not Functional							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%	Now	\$375,700	2040	* *	1-3	\$19,500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Garage, Offices							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells .							
		The Fire Alarm System Is Not Functional							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	30%			2040	**	5	\$10,800	
	Natural Gas	70%			2040	**	1		

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BRONX 12 GARAGE
Asset # : 4133

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Furnace	60%			2038	**	1	\$34,400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout The Garage							
Furnace		10%			2030	\$26,700	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Garage							
Hot Water Boiler		Explanation : 6 Older Gas Fire Units Remain							
		30%			2035	**	1	\$17,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
Distribution									
Hot Wtr Piping/Pump		30%			2038	**	4	\$2,600	
	No Component	70%							
Terminal Devices									
Air Handler		20%	0-2	\$15,900	2025	\$318,500	1	\$12,900	
		Not in Service, 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 Compr/Chiller		10%			2025	\$96,100	1	\$5,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Roof							
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%							
Heat Rejection									
Air Cooled Condenser Unit		10%			2025	\$4,600	2	\$8,100	
	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	
		Not in Service, Extent : Moderate, Area Affected : 80%							
		Location : Roof							

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BRONX 12 GARAGE
Asset # : 4133

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	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		
	Blockage /Clogged, Extent : Moderate, Area Affected : 30% Location : Water Backup At Wash Bay And Garage Floor During Rain Corroded, Extent : Moderate, Area Affected : 20% Location : Basement Parking Lot								
	Storm Drain Piping Cast Iron	100%	0-2	\$4,700	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 80% Location : Roof								
	Sewage Ejector(s) Electric	100%			2030	\$32,600	4	\$6,900	
	Fixtures Generic	100%							
	Leaking Connections, Extent : Severe, Area Affected : 5% Location : Toilets And Showers								
Fire 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	
	Corroded, Extent : Moderate, Area Affected : 10% Location : Water Supply Room								
	Chemical System No Component Generic	99% 1%			2025	\$300	1-3		
	Other Observation, Extent : Light, Area Affected : 100% Location : Top Of Gas Refill Stations, Garage Explanation : 2 Sets								

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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	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$22,100	\$4,200		
Interior Architecture	\$33,800			\$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			
Total	\$67,100	\$15,200	\$3,600	\$3,100



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DEPARTMENT OF SANITATION - 827

BRONX 5 GARAGE

Asset # : 14758

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%			LIFE	**	5	\$6,900	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
	Masonry: Brick	70%	Now	\$181,800	LIFE	**	5	\$19,300	
	Diagonal Cracks, Extent : Moderate, Area Affected : 30%								
	Location : South Facade, Corners Of Building, At Wall Penetrations								
	Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : Street Facade								
	Repointing Failure, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 25%								
	Location : North And South Facades								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : At Door Openings								
	Metal Coiling Doors	10%	Now	\$162,800	2047	**	5	\$4,300	
	Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
	Location : All Doors								
	Deformed/Dented, Extent : Moderate, Area Affected : 50%								
	Location : All Doors								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : All Doors								
	Pre-Cast Concrete	5%			LIFE	**	5	\$4,500	
	Windows								
	Aluminum	65%	4+	\$16,600	2035	**	5	\$900	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Office Areas								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Exterior Perimeter Of Windows								
	Steel	35%	4+	\$5,600	2026	\$55,600	5	\$6,400	
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Parapets								
	Masonry: Brick	50%			LIFE	**	5	\$2,200	
	Metal Panel	50%			2047	**	5	\$8,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Modified Bitumen	100%	Now	\$92,900	2027	\$464,500			1	
			Alligatoring, Extent : Moderate, Area Affected : 15%						
			Location : Throughout						
			Blisters, Extent : Moderate, Area Affected : 25%						
			Location : Perimeter Curbs, Scuppers And At Clerstory Structures						
			Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%						
			Location : Throughout						
			Ponding, Extent : Severe, Area Affected : 20%						
			Location : 2nd Floor Roof						
			Recent Replace Evident, Extent : Light, Area Affected : 100%						
			Location : Throughout - 5 To 10 Years Ago						
			Ridging, Extent : Moderate, Area Affected : 25%						
			Location : Lower Roof						
			Seams Open/Split, Extent : Moderate, Area Affected : 15%						
			Location : Various Locations Throughout						
Interior									
Floors									
Cast in Place Concrete	70%	Now	\$47,600	LIFE	* *	5	\$32,000		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 20%						
			Location : Throughout Garage						
			Water Penetration, Extent : Severe, Area Affected : 15%						
			Location : East Side Of Garage Due To Floor Drain						
			Worn/Eroded, Extent : Moderate, Area Affected : 100%						
			Location : Throughout Garage						
Vinyl Tile	30%	2-4	\$55,600	2037	* *	3	\$2,400		
			Worn/Eroded, Extent : Moderate, Area Affected : 100%						
			Location : Throughout						
Interior Walls									
Ceramic Tile	10%			2030	\$93,900	5	\$3,300		
Concrete Masonry Unit	80%	2-4	\$30,200	LIFE	* *	5	\$10,400		
			Diagonal Cracks, Extent : Moderate, Area Affected : 15%						
			Location : Womens Locker Room						
Gypsum Board	10%			LIFE	* *	5	\$2,000		
Ceilings									
AcousTileSusp.Lay-In	20%	4+	\$3,500	2040	* *	5	\$2,100		
			Staining/Discoloring, Extent : Moderate, Area Affected : 20%						
			Location : Office Areas Throughout 2nd Floor						
Exposed Concrete	5%			LIFE	* *	5	\$200		
Gypsum Board	5%			LIFE	* *	5	\$1,300		
Plaster	70%	Now	\$40,000	LIFE	* *	5	\$9,100		
			Paint Peeling, Extent : Moderate, Area Affected : 40%						
			Location : Throughout Garage						
			Water Penetration, Extent : Moderate, Area Affected : 20%						
			Location : Within Garage From Roof Leak Above						

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$1,500	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Three 200 Ampere Main Disconnect 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								
	Fluorescent	35%			2032	* *	10	\$4,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices, Locker Room And Hallway							
	HID	65%			2032	* *	10	\$300	
	Egress Lighting								
	Exit, Service	100%			2032	* *	1		
	Exterior Lighting								
	HID	100%			2032	* *	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$8,800	2037	* *	1	\$900	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	20%			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	

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** 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
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



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

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

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

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
Asset # : 2008

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Parapets	Concrete Masonry Unit	60%			LIFE	* *	5-10	\$46,900		
		Other Observation, Extent : Light, Area Affected : 90%								
		Location : Roof								
		Explanation : Covered With Modified Bitumen								
	Masonry: Brick	20%	Now	\$51,400	LIFE	* *	5	\$2,800		
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
		Location : Throughout								
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
	Metal Rail	15%	2-4	\$17,800	2043	* *	5	\$15,200		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
		Location : Throughout								
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Pre-Cast Concrete	5%	4+	\$500	LIFE	* *	5	\$4,500		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
		Location : Coping								
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
		Location : Coping								
		Other Observation, Extent : Moderate, Area Affected : 2%								
		Location : West Side Of Roof								
Explanation : Detached Coping Stone Flashing										
Roof										
	Modified Bitumen	95%			2035	* *	10	\$97,100		
		Debris Present, Extent : Light, Area Affected : 25%								
	Skylight, Metal/Glass	5%			2050	* *	10	\$17,000		
Soffits										
	Stucco Cement	100%	4+	\$14,700	2035	* *	5	\$6,100		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
		Location : Front Facade								
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout										

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$90,100	LIFE	**	5	\$181,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 25%								
Location : Both Garages								
Ceramic Tile	5%			2039	**	5	\$6,400	
Quarry Tile	15%			2043	**	5	\$28,800	
Vinyl Tile	15%	Now	\$170,000	2040	**	3	\$7,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Offices								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
Location : Offices								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
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	\$161,800	2043	**	5	\$16,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 60%								
Location : Second Floor In 6, 6a And Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Second Floor								
Exposed Struc: Steel	75%	4+	\$421,100	LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Garage Area								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%	0-2	\$1,700	2065	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Parking Area								
Masonry: Brick	50%	Now	\$103,500	2060	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Masonry: Brick	100%	Now	\$262,800	2060		* *		
	Broken/Missing Elements, Extent : Severe, Area Affected : 70%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
	Location : Throughout, Front Of Building								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 80%								
	Location : Throughout								
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%	Now	\$431,300	2045		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
	Location : East 176th And 175th Street								
	Tripping Hazard, Extent : Severe, Area Affected : 20%								
	Location : East 175th Street								
On-Site Walkways									
	Cast in Place Concrete	50%			2035		* *		
	Pavers/Stone	50%	Now	\$1,200	2039		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Parking/Driveway									
	Asphalt	70%	Now	\$213,400	2039		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Parking Area								
	Potholes, Extent : Severe, Area Affected : 20%								
	Location : Parking Area Off East 176th Street								
	Cast in Place Concrete	30%	Now	\$59,900	2043		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	* *	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two Vertical Sections								
	Raceway								
	Conduit	100%			2040	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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									
	Locally Mounted	10%			2035	**	5	\$100	
	Motor Control Center	90%			2035	**	5	\$2,100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$2,500	
Lighting									
Interior Lighting									
	Fluorescent	40%			2030	\$76,400	10	\$30,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Locker Rooms And Offices									
	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									
	No Component	90%							
	Generic	10%	Now	\$26,400	2040	**	1	\$2,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter Of The Building									
Explanation : CCTV Cameras Not Functional									
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2025	\$180,600	1-3	\$10,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Alarm Bells, Manual Pull Stations And Smoke Detectors									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	85%			2040	* *	1		
	Interruptible Gas/Dual Fuel	15%			2040	* *	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Furnace	35%	0-2	\$13,500	2040	* *	1	\$13,000	
		Abandoned in Place, Extent : Moderate, Area Affected : 100%							
		Location : 7 Rooftop Units, Roof							
	Furnace	40%	0-2	\$1,500	2035	* *	1	\$14,900	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Garage							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage							
		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	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Boiler Rooms							
	Explanation : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units								
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									
Convactor/Radiator		15%			2028	\$65,600	1	\$4,100	
	No Component	85%							
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1			
Conversion Equipment									
Exterior Pkg Unit - Cooling		20%			2040	* *	2	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Brand New Units, Both Are Not Power Connected Yet. R-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	
		Needs Cleaning, Extent : Severe, Area Affected : 80%							
	Location : Throughout								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	65%	0-2	\$8,800	2025	\$88,100	2	\$1,300	
		Not in Service, Extent : Moderate, Area Affected : 80%							
		Location : Roof							
	Roof	35%	0-2	\$47,400	2040	* *	2	\$700	
		Broken, Extent : Moderate, Area Affected : 25%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 50%							
		Location : Not In Service, Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2040	* *	1		
	Galvanized Steel	50%	2-4	\$9,000	2028	\$179,100	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Supply Room							
	Water Heater								
	Gas Fired	50%			2025	\$24,900	2	\$600	
	Gas Fired	50%	0-2	\$24,900	2030	\$24,900	2	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room 6A							
	Sanitary Piping								
	Cast Iron	30%	0-2	\$9,000	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Wash Bay Area							
	Cast Iron	70%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$42,200	
	Sprinkler								
	Generic	100%			2030	\$799,600	1-2	\$23,400	
	Chemical System								
	No Component	99%							
	Generic	1%			2023	\$300	1-3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gas Refill Stations							
		Explanation : 2 Sets							

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** 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			



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	60%	Now	\$325,700	LIFE	* *	5	\$69,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Entrance, Interior Sill At Base Of Fiberglass Panels									
Exposed Reinforcement, Extent : Severe, Area Affected : 35%									
Location : Throughout Interior And Exterior Of Sheds And Entry Points									
Staining/Discoloring, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Salt Shed To The Left									
Explanation : Left Salt Shed Building Is Condemned									
	Concrete Masonry Unit	15%	Now	\$44,600	LIFE	* *	5	\$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : West Facade									
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : West Facade									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%									
Location : West Facade									
	Fiberglass Panel	10%	Now	\$5,300	2039	* *	5	\$4,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : East Facade									
Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%									
Location : East Facade									
	Masonry: Brick Cavity	10%	Now	\$18,000	LIFE	* *	5	\$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : South Wall									
	Wood	5%	Now	\$63,100	2050	* *	5	\$2,900	1
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Arch Above Entrances									
Dry Rot/Decay, Extent : Severe, Area Affected : 25%									
Location : Arch Above Entrances									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Arch Above Entrances									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast in Place Concrete	90%	Now	\$8,200	LIFE	* *	5	\$6,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Miss/Damaged Copings, Extent : Severe, Area Affected : 25%							
		Location : South Wall							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
	Pre-Cast Concrete	10%	Now	\$500	LIFE	* *	5	\$400	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Coping On South Wall							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping On South Wall							
Roof									
	Asphalt Shingle	90%	Now	\$34,100	2045	* *			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	10%	Now	\$15,000	2040	* *			1
		Debris Present, Extent : Severe, Area Affected : 20%							
		Location : Flat Section Between Barrel Roofs And Buttresses							
		Drains Inad/Misposn, Extent : Severe, Area Affected : 20%							
		Location : Flat Section Between Barrel Roofs And Buttresses							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	* *	5	\$43,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Presence Of Salt Piles Prevented Full Examination							
Ceilings									
	Exposed Struc: Wood	100%	Now	\$390,600	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Severe, Area Affected : 20%							
		Location : Near Entrance							
		Water Penetration, Extent : Severe, Area Affected : 75%							
		Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%			2035		**		
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Raceway

Conduit	100%	0-2	\$3,900	2060		**	1	
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*Corroded, Extent : Moderate, Area Affected : 100%**Location : Front Of The Building*

Panelboards

Molded Case Bkrs	100%	0-2	\$7,800	2055		**	5	\$100
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*Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%**Location : Front Of The Building*

Wiring

Thermoplastic	100%			2030	\$8,500		1	
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Lighting

Exterior Lighting

HID	20%			2025	\$4,300		10	
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No Component	80%							
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Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Ventilation

Exhaust Fans

Roof	50%			2025	\$4,500		2	\$100
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No Component	50%							
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Plumbing

H/C Water Piping

Galvanized Steel	100%			2028	\$23,600		1	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Along Side Of Shed**Explanation : Calcium Chloride Spray System*

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

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** 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 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Fiberglass Panel	10%	Now	\$102,200	2041	**	5	\$25,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Masonry: Brick	45%	Now	\$948,600	LIFE	**	5	\$60,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads And Throughout Facades							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads And Throughout Facades							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads, Building Corners							
	Masonry: Brick	25%	Now	\$527,000	LIFE	**	5	\$33,500	1
		Diagonal Cracks, Extent : Severe, Area Affected : 25%							
		Location : Upper Wall							
		Horizontal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Upper Wall							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Upper Wall							
		Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
		Location : Upper Wall							
	Metal Coiling Doors	10%	Now	\$792,900	2046	**	5	\$20,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Stucco Cement	10%	Now	\$202,400	2031	**	5	\$16,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Aluminum	5%	Now	\$32,200	2051	* *	5	\$400	
		Air Infiltration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Metal Louvers	5%	Now	\$4,600	2029	\$22,900			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Steel	5%	Now	\$40,100	2051	* *	5	\$4,600	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 30%							
		Location : Area Under Ramp							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Area Under Ramp							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Area Under Ramp							
	No Component	85%							
Parapets									
	Masonry: Brick	25%	Now	\$143,000	LIFE	* *	5	\$2,400	1
		Diagonal Cracks, Extent : Severe, Area Affected : 30%							
		Location : Upper Parapet							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%							
		Location : Upper Parapet							
		Misaligned/Bulging, Extent : Severe, Area Affected : 50%							
		Location : Upper Parapet							
	Masonry: Brick	70%	Now	\$120,100	LIFE	* *	5	\$6,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Corners							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$15,600	LIFE	* *	5	\$600	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Coping							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	30%	Now	\$341,900	2036		* *		
				Blisters, Extent : Severe, Area Affected : 50%					
				Location : Lower Roof					
				Vegetation Growth, Extent : Moderate, Area Affected : 5%					
				Location : Lower Roof					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Garage Area					
				Worn/Eroded, Extent : Moderate, Area Affected : 60%					
				Location : Lower Roof					
	Roll Roofing	70%	Now	\$242,700	2028	\$242,700	5	\$47,000	
				Seams Open/Split, Extent : Moderate, Area Affected : 40%					
				Location : Upper Roof					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Garage Area					
				Worn/Eroded, Extent : Moderate, Area Affected : 50%					
				Location : Upper Roof					
Interior									
	Floors								
	Cast in Place Concrete	80%	Now	\$570,400	LIFE		* *	5	\$230,200
				Cracking/Crumbling, Extent : Moderate, Area Affected : 40%					
				Location : Area Under Ramp And Shops Throughout					
				Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%					
				Location : Throughout					
				Spalling, Extent : Severe, Area Affected : 40%					
				Location : Throughout					
				Uneven Surface, Extent : Moderate, Area Affected : 40%					
				Location : Area Under Ramp					
	Ceramic Tile	5%	Now	\$132,900	2041		* *	5	\$3,300
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Toilets And Shower Rooms					
				Cracking/Crumbling, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
	Steel Plate	3%	4+	\$150,100	LIFE		* *	1	
				Corrosion/Rusting, Extent : Moderate, Area Affected : 25%					
				Location : Stairs					
				Worn/Eroded, Extent : Moderate, Area Affected : 25%					
				Location : Stairs					
	Vinyl Tile	12%	Now	\$139,900	2036		* *	3	\$5,900
				Cracking/Crumbling, Extent : Moderate, Area Affected : 40%					
				Location : Lunch Room					
				Worn/Eroded, Extent : Moderate, Area Affected : 40%					
				Location : Lunch Room					

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$525,100	2041	* *	5	\$9,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Concrete Masonry Unit	50%	Now	\$1,690,700	LIFE	* *	5	\$73,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Brick	45%	Now	\$2,670,800	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room And Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South East Area Near East Side Exit							
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$10,800	2031	* *	5	\$3,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 60%							
		Location : Recreation Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Recreation Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Recreation Room							
	Exposed Concrete	30%	Now	\$645,500	LIFE	* *	5	\$6,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Under Ramp Area							
		Spalling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Under Ramp Area							
	Exposed Concrete	25%			LIFE	* *	5	\$5,000	
	Exposed Struc: Steel	30%	Now	\$422,500	LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 40%							
		Location : Throughout							
	Plaster	10%	Now	\$52,700	LIFE	* *	5	\$8,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Locker Room							
		Paint Peeling, Extent : Moderate, Area Affected : 35%							
		Location : Locker Room							

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%	2-4	\$5,000	2056	* *	5	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : No Nameplate Ratings Available. On Extended Life							
	Switchgear / Switchboard								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 1st Floor							
		Explanation : The Room Is Locked No Available Keys							
	Raceway								
	Conduit	100%			2026	\$32,700	1		
	Panelboards								
	Fused Disc Sw	5%			2025	\$2,000	5	\$100	
	Molded Case Bkrs	15%			2025	\$6,000	5	\$300	
	Molded Case Bkrs	80%	2-4	\$32,200	2051	* *	5	\$900	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : 1st And 2nd Floors							
	Wiring								
	Braided Cloth	65%	2-4	\$18,800	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	35%			2026	\$10,100	1		
	Motor Controllers								
	Locally Mounted	70%			2024	\$10,500	5	\$400	
	Locally Mounted	30%	2-4	\$4,500	2046	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : 1st Floor							
		Explanation : The Room Is Locked No Available Keys							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2026	\$87,100	10	\$28,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Room And Shower Rooms							
		Explanation : T-8 Lamps							
	HID	60%			2026	\$55,000	10	\$1,700	
	HID	5%	Now	\$4,600	2036	* *			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
	Egress Lighting								
	Emergency, Battery	50%			2021	\$61,900	10	\$10,600	
	Exit, Service	50%			2021	\$5,100	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Exterior Lighting

HID

100%

2021

\$346,400

10

\$300

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

Heating

Energy Source

Fuel Oil No 2

100%

2036

* *

5

\$27,300

*Buried Tank(s), Extent : Light, Area Affected : 100%**Location : One Tank Of 15,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$87,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 2 Units*

Distribution

Central Plant Steam
Piping/Pmp

10%

0-2

\$145,400

2056

* *

4

\$400

*Insul. Deteriorating, Extent : Moderate, Area Affected : 100%**Location : Throughout*Central Plant Steam
Piping/Pmp

90%

2026

\$1,308,800

4

\$5,900

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

40%

0-2

\$483,300

2036

* *

1

\$19,600

*Unit Inoperable, Extent : Light, Area Affected : 20%**Location : Second Floor*

Convactor/Radiator

20%

2031

* *

1

\$5,700

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Stairway At 1st Floor*

Fan Coil Unit/Heat

40%

2026

\$514,700

1

\$11,400

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Window/Wall Unit

10%

2021

\$17,900

1

No Component

90%

Distribution

Ductwork/Diffusers

5%

LIFE

* *

2

\$5,700

No Component

95%

Terminal Devices

Fan Coil - 2 Pipe

5%

2026

\$8,200

1

\$1,400

No Component

95%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	5%			2026	\$900	2	\$3,100	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	0-2	\$79,200	LIFE	* *	2-5	\$4,900	
		Faulty Air Intake, Extent : Moderate, Area Affected : 100%							
		Location : At Equipment Fresh Air Intake							
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$44,200	
Exhaust Fans									
	Roof	60%	Now	\$85,600	2036	* *	2	\$1,300	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Wall Unit	40%			2026	\$12,200	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2036	* *	1		
	Galvanized Steel	80%			2024	\$301,600	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Water Heater									
	Gas Fired	100%			2024	\$52,400	2	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 2 Gas Fired Units							
Sanitary Piping									
	Cast Iron	95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	5%	0-2	\$31,400	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : South East Corner Of Garage Floor, Severe Blockage Reported							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Sump Pump(s)									
	Non-Submersible	35%			2026	\$4,600	4	\$1,000	
	Submersible	65%			2021	\$1,900	4	\$1,800	
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 3rd Floor							

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

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

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

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

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

Print Date : 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
Program / Asset # : DOS0038.000 / 4134 **Yr Built/Renovated** : 1940 / 1992
Area Sq Ft : 58,400 **Project Type** : SANITATION
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

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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Fiberglass Panel	20%	2-4	\$23,900	2033	* *	5	\$29,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$443,800	LIFE	* *	5	\$47,000	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Doors And Windows Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 30%							
		Location : All Facades							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Corridor							
	Masonry: Granite	3%	Now	\$29,000	LIFE	* *	5	\$1,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Building Base At West Facade							
	Masonry: Limestone	2%	Now	\$17,900	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stone Band Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
		Location : Window Sills							
	Metal Coiling Doors	15%	Now	\$69,600	2035	* *	5	\$18,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$688,500	2055	* *	5	\$7,900	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	100%	Now	\$104,700	LIFE	* *	5	\$8,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Parapet Coping							
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Interior Side Of Parapet							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North And South Sides Of Second Floor							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : Coping Stones							
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
		Location : At Piers And South West Corners							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	85%	Now	\$135,400	2030	\$1,354,100			
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%							
	Location : Second Floor Roof							
	Water Penetration, Extent : Light, Area Affected : 15%							
	Location : Throughout 2nd Floor							
Skylight, Plastic	15%	4+	\$81,200	2035	**	1		
	Glazing Clouded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$241,600	LIFE	**	5	\$243,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Garage Floor And Electrical Room							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
	Location : Ground Floor, First Floor							
Ceramic Tile	3%			2033	**	5	\$4,200	
Ceramic Tile	2%			2045	**	5	\$2,800	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Womens Locker Room And Toilets							
Quarry Tile	10%			2035	**	5	\$20,900	
Vinyl Tile	5%	Now	\$61,700	2040	**	3	\$2,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$1,500	
Ceramic Tile	2%			2045	**	5	\$1,000	
	Recent Construction, Extent : N/A, Area Affected : 100%							
	Location : Womens Locker Room And Toilets							
Concrete Masonry Unit	80%			LIFE	**	5	\$31,600	
Gypsum Board	8%			LIFE	**	5-10	\$6,700	
Gypsum Board	2%			LIFE	**	5-10	\$1,700	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Womens Locker Room And Toilets							
Masonry: Brick	5%	Now	\$20,100	LIFE	**			
	Spalling, Extent : Severe, Area Affected : 20%							
	Location : Stairwells, Electrical Room And 2nd Floor Corridor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : East And West Stairwells							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	8%	Now	\$18,800	2028	\$93,900	5	\$5,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout, Specially In Weight Room</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
	AcousTileSusp.Lay-In	2%			2050	* *	5	\$2,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Womens Locker Room And Toilets</i>									
	Exposed Concrete	25%	Now	\$58,400	LIFE	* *	5	\$5,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
	Exposed Struc: Steel	60%	Now	\$366,900	LIFE	* *			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
	Metal Panel	5%			LIFE	* *	5	\$17,400	
Site Enclosure									
Fence/Gates									
	Chain Link	50%	0-2	\$5,800	2040	* *			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : North Facade</i>									
	Iron Picket	50%	0-2	\$3,400	2050	* *			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>									
<i>Location : East Facade</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	* *			
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$271,700	2050	* *			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2040	* *	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	* *	5	\$300	
Raceway									
	Conduit	100%			2040	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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									
	Fluorescent	38%			2030	\$50,700	10	\$20,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Locker Room, Fitness Room And Offices								
	Explanation : T-8 Lamps								
	Fluorescent	1%			2030	\$1,300	10	\$500	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Bronx 7 Garage								
	HID	60%	0-2	\$298,500	2040	**			
	Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
	Location : Bronx 8 Garage								
	LED	1%			2038	**			
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Bronx 8 Showers								
Egress Lighting									
	Emergency, Battery	1%			2040	**	10	\$100	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Bronx 7 Women Locker Room And Shower								
	Exit, Battery	99%			2030	\$55,500	10	\$3,900	
Exterior Lighting									
	HID	100%			2030	\$229,900	10	\$200	
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2025	\$630,500	1-3	\$37,100	

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								
	Natural Gas	100%			2050	**	1		

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

Asset # : 4134

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2043	* *	1	\$57,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Steam Piping/Pump	100%			2050	* *			
Terminal Devices									
	Air Handler	50%			2030	\$400,900	1	\$18,100	
	Convactor/Radiator	30%			2043	* *	1	\$5,700	
	Fan Coil Unit/Heat	20%			2030	\$170,800	1	\$3,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%	0-2	\$92,400	2040	* *	2	\$600	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Window/Wall Unit	20%			2025	\$23,800	1		
	No Component	60%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%	Now	\$4,600	2030	\$46,000	2	\$32,500	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$51,600	
	Exhaust Fans								
	Roof	100%	Now	\$56,800	2030	\$94,700	2	\$1,400	
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Six Of Ten Units On Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2050	* *	1		
	Galvanized Steel	70%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$34,800	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 120 Gallon Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Print Date : 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
Program / Asset # : DOS0056.010 / 4241 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 62,050 **Project Type** : SANITATION
Date of Survey : 15-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 3702 **Lot** : 1 **BIN** : 2094842

CAPITAL	FY 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

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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$265,300	LIFE	* *	5	\$46,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Building Base							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Fiberglass Panel	10%	Now	\$27,400	2035	* *	5	\$22,500	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	65%	Now	\$980,000	LIFE	* *	5	\$77,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Coiling Doors	10%	Now	\$212,700	2031	* *	5	\$18,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
	Stucco Cement	10%	Now	\$36,200	2031	* *	5	\$15,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$489,200	2034	* *	5	\$18,700	
		Air Infiltration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	Metal Louvers	5%			2035	* *	10	\$12,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	10%	Now	\$53,600	LIFE	* *	5	\$10,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : At Coping							
	Masonry: Brick	80%	Now	\$194,800	LIFE	* *	5	\$10,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Corners And Throughout Facades							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	10%	Now	\$10,800	2046	* *	5	\$2,600	
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2034	* *	10	\$110,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout 2009							
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$171,200	LIFE	* *	5	\$172,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Garage Area And Corridor Between Incinerator And Garage							
		Spalling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$93,800	2041	* *	5	\$2,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Toilets And Shower Rooms							
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Vinyl Tile	10%	Now	\$82,300	2036	* *	3	\$3,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : At Office							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : At Office							

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

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

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	50%	Now	\$101,100	LIFE	**	5	\$17,500
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Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

Masonry: Brick

40%	Now	\$142,000	LIFE	**
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

SGFT/Glazed Masonry

10%	Now	\$35,300	LIFE	**
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Ceilings

AcousTileSusp.Lay-In	10%	Now	\$7,800	2031	**	5	\$4,600
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Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : Locker Room

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

Location : Locker Room

Exposed Concrete

35%	Now	\$54,500	LIFE	**	5	\$5,100
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Main Garage

Spalling, Extent : Light, Area Affected : 20%

Location : Throughout

Exposed Struc: Steel

50%			LIFE	**
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Plaster

5%	Now	\$6,400	LIFE	**	5	\$2,900
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Toilets

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes.

Fused Disc Sw

50%			2026	\$14,200	5	\$100
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes.

Switchgear / Switchboard

Fused Disc Sw	30%		2026	\$53,500	5	\$100
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Molded Case Bkrs	70%		2026	\$124,800	5	\$1,100
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Raceway

Conduit	95%		2026	\$47,600	1
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Conduit	5%		2036	**	1
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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2025	\$5,100	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 Corroded, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Wiring									
	Braided Cloth	40%	2-4	\$23,000	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Ground									
Grounding Devices									
	Generic	100%	0-2	\$9,900	LIFE	* *	5	\$900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	60%			2034	* *	10	\$34,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Located In The Stacks Only									

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2036	**	1		
	No Component	90%							
Conversion Equipment									
	Radiant Heater	10%			2026	\$107,400	2	\$2,900	
	No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : First Floor								
	Explanation : Incinerators Are No Longer In Service								
Distribution									
	Central Plant Steam Piping/Pmp	100%			2026	\$102,500	4	\$4,600	
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : First Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Terminal Devices									
	Air Handler	90%			2021	\$76,700	1	\$34,500	
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Garage Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : First Floor								
	Convactor/Radiator	10%			2031	**	1	\$2,000	
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Throughout, Locker Rooms And Office Spaces, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.								
Air Conditioning									
	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 Affected : 100%								
	Location : Mezzanine Level								
	No Component	90%							
Ventilation									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	10%	0-2	\$55,800	LIFE	**	2-5	\$3,500	
Damaged, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Faulty Air Intake, Extent : Moderate, Area Affected : 100%									
Location : At Equipment Fresh Air Intake									
Needs Cleaning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$31,100	
Exhaust Fans									
	Roof	100%	0-2	\$100,600	2036	**	2	\$1,500	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Roof, Multiple Mechanical And Or Electrical Defects									
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2024	\$265,800	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Water Heater									
	Oil Fired	100%			2021	\$50,300	1	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : One Unit - 275 Gallons									
Sanitary Piping									
	Cast Iron	10%	0-2	\$44,300	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%									
Location : Tunnel Area, Occassional Blockage Reported									
	Cast Iron	90%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Backflow Preventer									
	Generic	5%	0-2	\$800	2036	**	1	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Floor Water Meter Room									
Explanation : Leaky Back Flow Preventer Observed									
	Generic	95%			2026	\$14,600	1	\$3,600	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2036	**	1-5	\$32,400	

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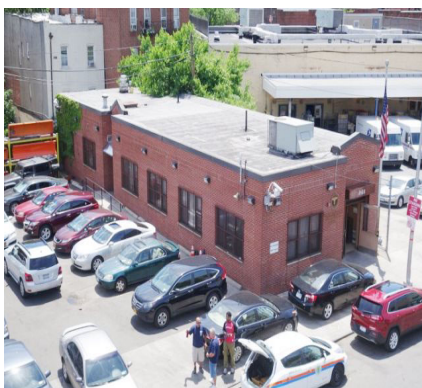
Print Date : 16-Sep-2019

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	95%			LIFE	**	5	\$6,800		
Metal Panel	3%			2047	**	5-10	\$1,500		
Pre-Cast Concrete	2%			LIFE	**	5	\$500		
Windows									
Aluminum	100%			2035	**	5	\$800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Protective Metal Grilles									
Parapets									
Concrete Masonry Unit	5%			LIFE	**	5			
Metal Panel	5%			2047	**	5			
No Component	90%								
Roof									
Modified Bitumen	100%	Now	\$31,700	2027	\$105,700				
Blisters, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Ridging, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : At Stepped Up Parapets And Roof Penetrations									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : South East Corner									
Interior									
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		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Corridors And Kitchen Area									
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Interior Walls									
Ceramic Tile	5%			2036	**	5	\$800		
Glass: Single Pane	3%			LIFE	**	5	\$400		
Gypsum Board	92%			LIFE	**	5	\$8,700		
Ceilings									
AcousTileSusp.Lay-In	100%	4+	\$3,300	2040	**	5	\$2,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Front Offices									

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

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 5 ADMIN. BLDG.
Asset # : 14766

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2037	**	5		
	Raceway								
	Conduit	100%			2037	**	1		
	Panelboards								
	Fused Disc Sw	5%			2035	**	5		
	Molded Case Bkrs	95%			2035	**	5	\$100	
	Wiring								
	Thermoplastic	100%			2037	**	1		
	Motor Controllers								
	Locally Mounted	100%			2032	**	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	**	10	\$2,400	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Exit, Service	100%			2032	**	1		
	Exterior Lighting								
	HID	100%			2032	**	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$1,700	2037	**	1	\$200	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2027	\$5,700	1-3	\$300	

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
Program / Asset # : DOS0071.000 / 14810 **Yr Built/Renovated** : 1929 / 1973
Area Sq Ft : 32,498 **Project Type** : SANITATION
Date of Survey : 26-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3015 **Lot** : 58 **BIN** :

CAPITAL	FY 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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$3,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
	Masonry: Brick	79%	Now	\$151,800	LIFE	**	5	\$24,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Various Locations - All Facades									
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%									
Location : Wrapped Edges Of Street Facade And At Door / Window Openings									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 20%									
Location : Corners Of Building									
	Masonry: Granite	1%	Now	\$3,800	LIFE	**	5	\$200	
Loose Units, Extent : Severe, Area Affected : 10%									
Location : Base Of Door Openings									
	Metal Panel	2%	Now	\$200	2038	**	5	\$1,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 35%									
Location : Jambs At Door Openings - Street Facade									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Door Openings At Street Facade									
Explanation : Component Type Actually Steel Plate									
	Metal Sect. OHD	10%	Now	\$99,500	2048	**	5	\$4,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : All Garage Doors									
	Pre-Cast Concrete	1%			LIFE	**	5	\$1,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									
Windows									
	Aluminum	20%	Now	\$500	2036	**	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Window Sashes At Stairs And Second Floor									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : 2nd Floor Windows									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Windows									
Explanation : Protective Metal Grilles									
	Metal Louvers	5%	Now	\$800	2043	**			
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : Vents Throughout									
	Steel	75%	Now	\$21,200	2053	**	5	\$2,400	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Windows Throughout Garage									
Explanation : Single Pane Windows Well Beyond Useful Life									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$46,700	LIFE	**	5	\$3,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Parapet Walls Above Garage And At Chimney								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : South Parapet Wall Above Garage								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Saturated North Parapet Wall At Garage								
Masonry: Limestone	7%	Now	\$3,300	LIFE	**	5	\$400	
Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%								
Location : Coping Above Garage								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Coping Above Garage								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Coping Above Garage - South Facade								
Worn/Eroded, Extent : Moderate, 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 : Severe, Area Affected : 20%								
Location : North And South Walls Above Garage								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : North And South Walls Above Garage								
Worn/Eroded, Extent : Severe, Area Affected : 40%								
Location : Roof Above Garage								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof Above Garage								
Explanation : Component Type Well Beyond Useful Life								
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, Extent : Moderate, Area Affected : 25%								
Location : Curbing Throughout, Driveway At Entry Bay, Area Around Trench Drain In Garage								
Ceramic Tile	5%	0-2	\$9,800	2031	**	5	\$1,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : 2nd Floor Locker Rooms								
Vinyl Tile	10%	Now	\$43,100	2038	**	3	\$1,800	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout First And Second Floor Offices								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Interior Walls									
	Cast in Place Concrete	7%			LIFE	**			
	Ceramic Tile	3%	Now	\$4,100	2031	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Locker Rooms								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Location : 2nd Floor Locker Rooms								
	Concrete Masonry Unit	20%			LIFE	**	5	\$1,900	
	Gypsum Board	7%	Now	\$1,400	LIFE	**	5	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : 1st Floor Offices And 2nd Floor Corridor								
	Masonry: Brick	48%	Now	\$45,800	LIFE	**			
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Garage								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Garage								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Garage								
	Metal Panel	3%			LIFE	**			
	SGFT/Glazed Masonry	12%	Now	\$22,800	LIFE	**			
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Stairwell And Entry Walls								
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : All Walls								
	Explanation : Paint Peeling								
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$41,000	2048	**	5	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : 2nd Floor Corridor								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : 1st Floor Offices								
	Exposed Concrete	80%	Now	\$261,000	LIFE	**	5	\$6,100	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
	Location : Girders In Garage, Oil Tank Room In Basement								
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Beams Throughout								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Girders In Garage And Basement Beams								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Garage, Oil Tank Room, Boiler Room								
	Gypsum Board	5%			LIFE	**	5	\$3,000	
	Plaster	5%	Now	\$33,300	LIFE	**	5	\$1,500	
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : North Stairwell And Front Storage Areas								

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	2-4	\$3,900	2038		* *		
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : North Side Of Building							
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$3,500	2048		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : North And South Perimeter Walls							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : South Wall							
Retaining Walls									
	Masonry: Fieldstone	100%			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 Affected : 30%							
		Location : North And West Area Ways							
		Tripping Hazard, Extent : Moderate, Area Affected : 20%							
		Location : North And West Area Ways							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$1,500	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$25,500	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
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, Extent : Severe, Area Affected : 100%								
Location : Basement								
Wiring								
Thermoplastic	100%			2028	\$8,500	1		

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2026	\$30,000	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2023	\$37,100	10	\$14,900	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%	Now	\$14,800	2038	* *			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	HID	30%			2023	\$83,100	10	\$300	
Exterior Lighting									
	HID	20%			2023	\$25,600	10		
	No Component	80%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	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 : Moderate, Area Affected : 20%						
			Location : Vacuum Pump In Basement And Throughout						
			Insul. Deteriorating, Extent : Moderate, Area Affected : 80%						
			Location : Throughout						
			Leak Evident, Extent : Severe, Area Affected : 5%						
			Location : Vacuum Pump, Basement						
	Terminal Devices								
	Convactor/Radiator	45%			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	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$13,200	1		
	No Component	80%							
Ventilation									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork Stainless Steel	30%			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	50%	Now	\$2,400	2038	**	1		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Insulation Deteriorated							
	Galvanized Steel	50%	Now	\$1,400	2026	\$69,600	1		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Insulation Deteriorated							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%	Now	\$100	2021	\$1,100	4	\$700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	No Component	80%							
	Generic	20%		2038		**	1-5	\$3,300	

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

Print Date : 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**
Program / Asset # : **DOS0036.000 / 122** **Yr Built/Renovated** : **1983 / 2001**
Area Sq Ft : **76,915** **Project Type** : **SANITATION**
Date of Survey : **19-Apr-2017** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **6943** **Lot** : **2** **BIN** : **3378180**

CAPITAL	FY 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	
Total	\$5,045,000	\$2,679,100

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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	60%	0-2	\$283,300	LIFE	* *	5	\$72,500	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%							
		Location : All Facades							
	Metal Coiling Doors	30%	Now	\$2,144,100	2048	* *	5	\$56,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal Coiling Doors	5%			2045	* *	5	\$18,900	
	Window Wall	5%			2038	* *	5	\$22,700	
Windows									
	Aluminum	100%	Now	\$708,700	2053	* *	5	\$8,100	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%	2-4	\$8,500	LIFE	* *	5	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Coping							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Coping							
	Masonry: Brick Cavity	90%	Now	\$83,300	LIFE	* *	5	\$5,800	1
		Loose Units, Extent : Severe, Area Affected : 25%							
		Location : Above 2nd Floor Offices							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Parapet Walls Above 2nd Floor Offices							
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : Interior Parapet Walls Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 5%							
		Location : Above Main Entry To Adminstration Offices							
Roof									
	Modified Bitumen	78%	2-4	\$54,300	2033	* *			
		Alligatoring, Extent : Light, Area Affected : 10%							
		Location : Roof Above Garages							
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Roof Above Garages							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Roof Above Garages							
	Modified Bitumen	20%	0-2	\$278,200	2038	* *			
		Blisters, Extent : Severe, Area Affected : 30%							
		Location : Roof Above 2nd Floor Offices							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Roof Above 2nd Floor Offices							
	Skylight, Plastic	2%			2041	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	**	5	\$158,100	
	Ceramic Tile	7%			2037	**	5	\$7,200	
	Panel/Paver: Cer/Brk	3%			2044	**	5	\$7,000	
	Vinyl Tile	20%	Now	\$183,000	2038	**	3	\$7,700	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	55%	2-4	\$53,400	LIFE	**	5	\$9,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Corridors									
	Gypsum Board	15%	Now	\$2,700	LIFE	**	5	\$3,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Corridors And Garage Workshops									
	Masonry: Brick	5%			LIFE	**			
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%			2041	**	5	\$25,800	
	Exposed Struc: Steel	30%	4+	\$339,900	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Garages									
	Exposed Struc: Steel	40%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$6,500	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2038	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$44,300	2033	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : At Truck Bay Entrances									
On-Site Walkways									
	Cast in Place Concrete	60%			2041	**			
	Pavers/Stone	40%	0-2	\$13,900	2031	**			
Sinking/Subsiding, Extent : Moderate, Area Affected : 20%									
Location : Walkway To Administrative Office Entrance									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Walkway To Administrative Office Entrance									
Parking/Driveway									
	Asphalt	100%	0-2	\$91,800	2031	**			
Potholes, Extent : Moderate, Area Affected : 25%									
Location : Throughout Parking Area And Delivery Area									
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%									
Location : Throughout Parking Area And Delivery Area									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%		2028	\$2,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes Each</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%		2028	\$50,900	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
	Conduit	95%		2028	\$9,300	1		
	Conduit	5%		2048	**	1		
Panelboards								
	Fused Disc Sw	5%		2027	\$1,600	5	\$100	
	Molded Case Bkrs	95%		2027	\$29,600	5	\$1,900	
Wiring								
	Thermoplastic	5%		2048	**	1		
	Thermoplastic	95%		2028	\$20,200	1		
Motor Controllers								
	Locally Mounted	20%		2026	\$12,000	5	\$100	
	Motor Control Center	80%		2026	\$11,000	5	\$1,700	
Ground								
Grounding Devices								
	Generic	100%		LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
	Fluorescent	50%		2033	**	10	\$31,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Locker Room</i>								
	HID	50%		2033	**	10	\$1,100	
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Alarm Bells And Manual Pull Stations Only</i>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2038	* *	5	\$21,400	
	Conversion Equipment								
	Hot Water Boiler	100%			2033	* *	1	\$34,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Boiler Room</i>								
	<i>Explanation : 2 Units</i>								
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$21,000	2027	\$104,900	4	\$3,400	
	<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Throughout The Garage</i>								
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>								
	<i>Location : Throughout Garage</i>								
	<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Circulating Pump In Boiler Room</i>								
	Terminal Devices								
	Convactor/Radiator	20%	Now	\$7,200	2026	\$72,100	1	\$4,000	
	<i>Damaged, Extent : Severe, Area Affected : 15%</i>								
	<i>Location : Throughout</i>								
	Unit Heater - Hot Water	60%			2028	\$151,300			
	Unit Heater - Hot Water	20%			2036	* *			
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	25%	Now	\$136,300	2038	* *	2	\$800	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 25%</i>								
	<i>Location : 2 Units, Roof</i>								
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
	<i>Location : Roof</i>								
	Split Unit	20%	Now	\$287,500	2038	* *			
	<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : 4 Units, Roof</i>								
	Split Unit	5%			2028	\$71,900			
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
	<i>Location : 1 Unit, Roof</i>								
	Window/Wall Unit	10%			2021	\$14,000	1		
	No Component	40%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2028	\$38,400	1	\$1,100	
	Fan Coil - 2 Pipe	20%	Now	\$153,700	2038	* *	1	\$4,000	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : Office Area</i>								
	No Component	75%							
Ventilation									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$62,000	LIFE	* *	2-5	\$38,500	
		Damaged, Extent : Severe, Area Affected : 20%							
		Location : Sheet Metal Stack Is Broken							
	Exhaust Fans								
	Roof	100%	Now	\$22,400	2028	\$111,800	2	\$1,700	
		Not in Service, Extent : Severe, Area Affected : 80%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$50,200	2028	\$501,900	1		
		Not Insulated, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Water Heater								
	Oil Fired	100%			2026	\$55,900	1	\$2,000	
	HW Heat Exchanger								
	HTHW/HW	100%			2038	* *			
	Sanitary Piping								
	Cast Iron	100%	Now	\$24,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Garage							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2028	\$17,100	1	\$4,200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2028	\$280,600	1-5	\$34,800	
	Sprinkler								
	Generic	100%			2028	\$659,400	1-2	\$19,300	

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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**
Program / Asset # : **DOS0053.000 / 4196** **Yr Built/Renovated** : **1923 / 2007**
Area Sq Ft : **66,000** **Project Type** : **SANITATION**
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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	83%	Now	\$1,776,900	LIFE	**	5	\$113,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Efflorescence, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Panel	2%			2056	**	5-10	\$18,700	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : Stair Bulkhead							
Pre-Cast Concrete	5%	Now	\$46,900	LIFE	**	5	\$22,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Window Sills							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Window Sills							
Wood Overhead Doors	10%	Now	\$179,600	2035	**	5	\$34,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
Windows								
Steel	100%	Now	\$1,295,800	2055	**	5	\$148,700	
	Air Infiltration, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							
	Bent/Warped Elements, Extent : Moderate, Area Affected : 55%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 55%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 55%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$16,700	
Masonry: Brick	85%	Now	\$180,200	LIFE	**	5	\$10,000	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Metal Panel	5%			2056	**	5	\$2,300	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal Rail	5%			2047	**	5-10	\$10,600	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Upper Roof							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%			2038	**	10	\$100,500	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	75%	Now	\$160,300	LIFE	**	5	\$161,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Main Garage Area									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Main Garage Area									
	Ceramic Tile	5%	Now	\$29,900	2033	**	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Vinyl Tile	20%	Now	\$174,800	2040	**	3	\$7,400	
Adhesion Failure, Extent : Moderate, Area Affected : 45%									
Location : 1st Floor And 2nd Floor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor And 2nd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 55%									
Location : 1st Floor And 2nd Floor									
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$54,400	
	Masonry: Brick	20%	Now	\$221,200	LIFE	**			
Vertical Cracks, Extent : Moderate, Area Affected : 15%									
Location : At Stairs									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Plaster	20%	Now	\$45,500	LIFE	**	5	\$8,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : 1st And 2nd Floor									
	SGFT/Glazed Masonry	10%	Now	\$54,900	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$33,300	2035	**	5	\$9,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Exposed Concrete	58%	Now	\$191,800	LIFE	**	5	\$8,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Main Garage Area							
	Exposed Struc: Steel	20%			LIFE	**	10	\$39,400	
	Metal Panel	2%	Now	\$10,300	LIFE	**	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Bathroom							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Bathroom							
Site Enclosure									
Fence/Gates									
	Cast in Place Concrete	10%			2050	**			
	Chain Link	25%	Now	\$3,900	2040	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : North Side Of Parking Area							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	65%	Now	\$21,400	2040	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : North Side Of Parking Area							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : North Side Of Parking Area							
Free Standing Walls									
	Cast in Place Concrete	80%			2065	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : West Side Of Parking Area							
		Explanation : This Is Actually A Screen Wall							
	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/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Driveway Apron							

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

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

Site Pavements

On-Site Walkways

Asphalt	50%				2033	**			
Cast in Place Concrete	50%	Now		\$7,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Perimeter</i>									

Parking/Driveway

Asphalt	100%				2033	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2030	\$2,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Ratings</i>									

Switchgear / Switchboard

Fused Disc Sw	100%				2030	\$50,900	5	\$300	
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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	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : Obsolete Panelboard For Which Is Challenging To Find Replacement Components.*

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		

*Aged Component, Extent : Light, Area Affected : 100%**Location : Throughout Building*

Ground

Grounding Devices

Not Accessible	100%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Basement</i>									
<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible. Covered With Insulations.</i>									

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2025	\$45,200	10	\$18,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : T-8 Lamps							
	HID	68%			2025	\$382,300	10	\$1,500	
	LED	2%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout 1st Floor							
		Explanation : Some LED Lighting Fixtures Installed.							
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	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Hot Wtr Piping/Pump	90%	4+	\$45,200	2038	* *	4	\$2,900	
		Abandoned in Place, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor Mechanical Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%	Now	\$362,500	2040	**	1	\$14,700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
	Convactor/Radiator	20%	Now	\$6,900	2028	\$69,000	1	\$3,800	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Various Locations							
	Fan Coil Unit/Heat	20%			2030	\$193,000	1	\$4,300	
	Fan Coil Unit/Heat	20%	4+	\$193,000	2040	**	1	\$3,800	
		On Extended Life, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor Garage							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$26,900	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$58,300	
	Exhaust Fans								
	Interior	70%	Now	\$160,500	2040	**	2	\$1,100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
	Roof	30%			2035	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$9,600	2040	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Main Valves And Piping In Boiler Room							
	Water Heater								
	Gas Fired	100%			2028	\$39,300	2	\$1,000	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%	4+	\$235,800	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

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

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

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** 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 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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Stucco Cement	100%	Now	\$121,300	2035	**	5	\$25,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Windows									
	Aluminum	100%	Now	\$16,400	2038	**	5	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Roof									
	Single Ply Membrane	100%			2035	**	10	\$30,100	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$6,300	
	Ceramic Tile	5%			2033	**	5	\$700	
	Vinyl Tile	85%	Now	\$21,900	2035	**	3	\$4,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$2,800	
	Gypsum Board	90%	Now	\$17,500	LIFE	**	5	\$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	5%			LIFE	**	10	\$300	
Ceilings									
	AcousTileSusp.Lay-In	95%	Now	\$11,600	2035	**	5	\$6,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Exposed Concrete	5%			LIFE	**	5-10	\$900	
Site Enclosure									

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Cast in Place Concrete	5%	Now		2050		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Wall Copings								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Wall Copings								
	Chain Link	35%	Now	\$3,000	2040		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Front Gates								
	Concrete Masonry Unit	30%	Now	\$600	2040		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : West Wall								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : West Wall								
	Masonry: Brick	30%	Now	\$4,100	2040		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : North Wall At Entry Gate								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : North Wall At Entry Gate								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Retaining Walls								
	Cast in Place Concrete	100%			2050		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035		* *		
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$3,300	2035		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Building Perimeter On North Side								
	Parking/Driveway								
	Asphalt	100%	Now	\$121,900	2033		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Salt Containment Area								
	Explanation : Worn And Eroded								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE O.A.U. OFFICE
Asset # : 4461

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$2,600	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Womens Locker Room					
				Explanation : One 200 Ampere Main Disconnect 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	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Corroded					
Lighting									
	Interior Lighting								
	Fluorescent	70%			2025	\$41,600	10	\$6,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : T-8 Lamps					
	Fluorescent	30%	2-4	\$17,800	2040	* *			
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout Building					
	Exterior Lighting								
	HID	100%			2025	\$39,400	10		

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2035	**	1	\$3,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Window/Wall Unit	100%			2025	\$20,300	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
	Exhaust Fans								
	Roof	10%	Now	\$1,600	2040	**	2		
		Malfunctioning, Extent : Moderate, Area Affected : 67%							
		Location : 2 Of 3 Defective Exhaust Fans On The Roof							
	Roof	90%			2030	\$14,600	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$3,600	2040	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Water Main							
	Water Heater								
	Oil Fired	100%			2028	\$8,100	1	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2035	**	1	\$600	
	Fixtures								
	Generic	100%							

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** 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 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**
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			
Total	\$188,400	\$7,100	\$28,200	\$6,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	55%	Now	\$248,600	LIFE	* *	5	\$26,300	1
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : All Facades							
		Repointing Failure, Extent : Moderate, Area Affected : 25%							
		Location : At Window Openings							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%							
		Location : At Window Openings							
		Spalling, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 30%							
		Location : Chimney, All Four Corners And Throughout							
	Metal Coiling Doors	20%	Now	\$56,700	2035	* *	5	\$15,000	
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 5%							
		Location : Bay 1 East Facade							
	Pre-Cast Concrete	5%	Now	\$82,500	LIFE	* *	5	\$7,800	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Window Sills							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills Throughout							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Thoroughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 60%							
		Location : Window Sills							
	Wood Overhead Doors	20%	Now	\$316,000	2050	* *	5	\$23,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Not Insulated, Extent : Moderate, Area Affected : 100%							
		Location : All Doors							
		Split/Cracked, Extent : Severe, Area Affected : 25%							
		Location : All Doors							
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : Bay 1 West Side							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Windows	Steel	100%	Now	\$521,700	2055	* *	5	\$59,900		
	Air Infiltration, Extent : Moderate, Area Affected : 100%									
	Location : Throughout									
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%									
	Location : Throughout									
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
	Location : Transom Windows									
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
	Location : Throughout									
	Water Penetration, Extent : Severe, Area Affected : 25%									
	Location : 2nd Floor Locker Rooms									
Parapets										
Masonry: Brick		85%	Now	\$332,300	LIFE	* *	5	\$13,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
	Location : Inside Face And Throughout									
	Efflorescence, Extent : Severe, Area Affected : 25%									
	Location : Throughout									
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
	Location : At Pre-Cast Concrete Coping - Inside Face									
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
	Location : South - East Facade - Rotating									
	Spalling, Extent : Moderate, Area Affected : 25%									
	Location : Inside Face - Throughout									
Metal Rail		5%			2035	* *	5-10	\$14,700		
	Pre-Cast Concrete	10%	Now	\$30,300	LIFE	* *	5	\$10,200		
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 90%								
		Location : Throughout								
		Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Coping										
Roof										
Modified Bitumen		100%	Now	\$460,500	2035	* *			1	
	Blisters, Extent : Moderate, Area Affected : 30%									
	Location : Throughout									
	Drains Inad/Misposn, Extent : Severe, Area Affected : 30%									
	Location : At Areas Of Ponding									
	Ponding, Extent : Severe, Area Affected : 30%									
Location : Built-up Roof At South East And West Corners And Throughout										

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior Floors									
Cast in Place Concrete	85%	Now	\$160,000	LIFE	* *	5	\$161,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Drains Clogged, Extent : Severe, Area Affected : 10%									
Location : At Wash Bay - Built-up Residue Is Hazardous And Slick									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Around Floor Drain									
Worn/Eroded, Extent : Light, Area Affected : 100%									
Location : Throughout									
Mosaic Tile	5%	Now	\$27,100	2035	* *	5	\$5,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Toilets And Showers On 2nd Floor									
Vinyl Tile	10%	Now	\$76,900	2040	* *	3	\$3,300		
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Electrical Room, Lunch Room, 2nd Floor And Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Electrical Room, Lunch Room, Locker Rooms And Offices									
Interior Walls									
Ceramic Tile	5%	Now	\$1,600	2033	* *	5	\$500		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Toilets And Showers On 2nd Floor									
Concrete Masonry Unit	25%	Now	\$6,300	LIFE	* *	5	\$2,200		
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Storage Rooms On North Side									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : East Stair Well									
Masonry: Brick	45%	Now	\$119,100	LIFE	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Plaster	25%	Now	\$4,500	LIFE	* *	5	\$1,600		
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Locker Rooms									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Second Floor Locker Room									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$11,000	2035	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	AcousTileSusp.Lay-In	10%	Now	\$22,000	2035	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Electrical Room, Office, Corridor And Lounge</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Electrical Room, Office, Corridor And Lounge</i>									
	Exposed Concrete	40%			LIFE	**	5-10	\$43,400	
	Exposed Struc: Steel	30%			LIFE	**	10	\$52,100	
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout Garage</i>									
	Exposed Struc: Steel	5%			LIFE	**	10	\$8,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$2,200	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Concrete Base, East Side Of North Lot</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$30,100	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parking/Driveway									
	Asphalt	80%	0-2	\$11,400	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Cast in Place Concrete	20%			2035	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2030	\$1,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two Main Service Switches Rated At 1,200 Amperes And 800 Amperes</i>									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$25,500	5	\$200	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 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									
	Thermoplastic	90%			2030	\$7,700	1		
	Thermoplastic	10%			2040	* *	1		
Motor Controllers									
	Locally Mounted	80%			2028	\$30,000	5	\$200	
	Locally Mounted	20%	0-2	\$7,500	2050	* *	5		
Enclosure Corroded, Extent : Severe, Area Affected : 100%									
Location : Garage									
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Overhead Doors									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,300	
Lighting									
Interior Lighting									
	Fluorescent	50%			2030	\$50,000	10	\$20,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	HID	40%			2030	\$149,300	10	\$600	
	LED	10%			2035	* *			
Egress Lighting									
	Exit, Service	90%			2030	\$11,100	1		
	Exit, Service	10%	Now	\$1,200	2040	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Garage									
Exterior Lighting									
	HID	50%	Now	\$43,100	2030	\$86,200			
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Perimeter									
Explanation : Controlled Via Timer									
	No Component	50%							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	10%			2040	**	1		
	Interruptible Gas/Dual Fuel	90%			2040	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : One 10,000 Gallon Tank Explanation : Buried Tanks							
	Conversion Equipment								
	Furnace	10%			2035	**	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 10% Location : Garage Explanation : 2 Gas Fire Modine Heaters							
	Steam Boiler	90%			2043	**	1	\$39,000	
		Other Observation, Extent : Moderate, Area Affected : 90% Location : Boiler Room Explanation : One Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	90%			2030	\$651,400	4	\$2,900	
	No Component	10%							
	Terminal Devices								
	Convactor/Radiator	25%			2028	\$57,200	1	\$3,500	
	Unit Heater - Steam	65%			2035	**	4	\$2,600	
		Other Observation, Extent : Light, Area Affected : 1% Location : Garage Ceiling Explanation : 4 Condemned Air Handling Units And 4 Condemned Fan Coil Units Need To Be Removed							
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$17,800	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Garage Explanation : Not Used For Long Time							
	Exhaust Fans								
	Interior	20%			2025	\$30,400	2	\$300	
	Roof	20%			2030	\$14,200	2	\$300	
	No Component	60%							
Plumbing									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 90 Gallon Unit							
	Gas Fired	50%	Now	\$13,000	2030	\$13,000	2	\$300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Broken And Abandoned							
	Sanitary Piping								
	Cast Iron	100%	Now	\$62,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 50%							
		Location : Underground Of Garage Floor							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
		Leaking Connections, Extent : Moderate, Area Affected : 5%							
		Location : Toilets In 2nd Floor Locker Room							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$22,100	

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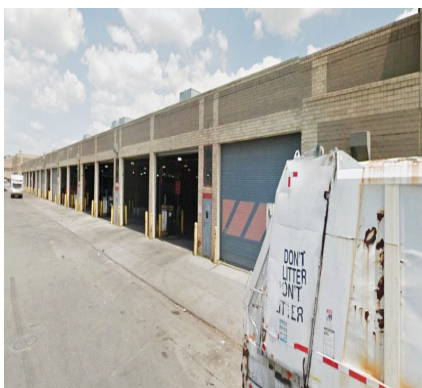
Print Date : 16-Sep-2019

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



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	50%	Now	\$912,300	LIFE	* *	5	\$58,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Various Locations, West Facade, Above And Flanking Door Openings								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Corners At 2nd Story Towers								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Story Walls Flanking Garages								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations, West Facade, Above And Flanking Of Door Openings								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
	Location : Above Overhead Doors								
	Caulking Deteriorated, Extent : Severe, Area Affected : 15%								
	Location : Corners At 2nd Story Towers								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Where 2nd Story Towers Meet Garage Roof Line. Both Sides								
	Metal Coiling Doors	50%	Now	\$345,200	2032	* *	5	\$91,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : East And West Facades								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : East And West Facades								
Windows									
	Aluminum	100%	Now	\$90,400	2043	* *	5	\$3,400	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	60%	Now	\$630,200	LIFE	* *	5	\$73,700	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Crazing, Extent : Severe, Area Affected : 30%							
		Location : Above Garages And 2nd Floor Roofs							
		Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
		Location : North East Corner - 2nd Story Roof							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : Low Parapet Walls Above Garages							
	Concrete Masonry Unit	20%	Now	\$8,600	LIFE	* *	5	\$3,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Interior Face							
		Horizontal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : Below Coping Stone - Throughout							
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%							
		Location : Interior Parapet Wall, Throughout							
	Masonry: Brick Cavity	20%	Now	\$30,500	LIFE	* *	5	\$3,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : At Corners Of 2nd Story Roofs							
		Efflorescence, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Exterior Parapet Walls Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 5%							
		Location : 2nd Floor Roof - South West Corner							
Roof									
	Built-Up (BUR)	95%	Now	\$6,455,500	2037	* *			1
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Over Garage Floor							
		Deflection Evident, Extent : Severe, Area Affected : 5%							
		Location : At Exhaust Hood Penetration, Garage 18							
		Expansion Jnt Failure, Extent : Severe, Area Affected : 25%							
		Location : Over Garage Floor							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : 2nd Story Roofs							
		Split/Cracked, Extent : Severe, Area Affected : 20%							
		Location : Over Garage Floor							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Above Conduit Box At Garage 17, Garage Ceilings Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Over Garage Floor							
	Skylight, Plastic	5%			2040	* *	1		
Interior									

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

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

Interior

Floors

Cast in Place Concrete 77% Now \$641,600 LIFE * * 5 \$431,500

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

Location : Garage Floors

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

Location : Back Up From Oil Seperator Floods Garage Regularly

Other Observation, Extent : Severe, Area Affected : 15%

Location : Both Garages - Receive Back Up From Oil Seperator.

Explanation : Floor Drains Dysfunctional

Ceramic Tile 3% 2036 * * 5 \$7,700

Quarry Tile 12% 2032 * * 5 \$46,100

Vinyl Tile 8% Now \$181,700 2037 * * 3 \$7,700

Worn/Eroded, Extent : Severe, Area Affected : 100%

Location : Throughout First Floor Offices

Interior Walls

Concrete Masonry Unit 80% Now \$257,100 LIFE * * 5 \$88,800

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

Location : Office Walls Facing Garages. Water From Roof Above

SGFT/Glazed Masonry 20% LIFE * *

Ceilings

AcousTileSusp.Lay-In 15% Now \$324,000 2047 * * 5 \$19,200

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

Location : Office, Locker Room And Corridors

Exposed Struc: Steel 85% Now \$956,200 LIFE * *

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

Location : Throughout Garages

Corrosion/Rusting, Extent : Moderate, Area Affected : 20%

Location : Throughout Garages

Paint Peeling, Extent : Moderate, Area Affected : 30%

Location : Throughout Garages

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

Location : At Conduit Box (Garage 17) And Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2037 * * 5 \$700

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

Location : Electrical Room/ Garage 17

Explanation : 2- Main Service Disconnect Switches Rated At 2000 Amperes Each.

Switchgear / Switchboard

Fused Disc Sw 100% 2037 * * 5 \$700

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	80%			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								
	Generic	100%			LIFE	**	5	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Garage 17								
	Explanation : Water Main								
Lighting									
	Interior Lighting								
	Fluorescent	30%			2027	\$117,200	10	\$47,100	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Offices								
	Fluorescent	10%			2027	\$39,100	10	\$15,700	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Repair Shops								
	HID	35%			2032	**	10	\$1,900	
	HID	5%	Now	\$72,900	2037	**			
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	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 : Severe, Area Affected : 100%								
	Location : Throughout								
	No Component	80%							
Alarm									

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

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

Alarm

Security System

No Component

85%

Generic

15%

2027

\$81,000

1

\$9,600

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

Fire/Smoke Detection

No Component

85%

Generic, Analog

15%

Now

\$277,200

2037

* *

1-3

\$14,400

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

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

Heating

Energy Source

Natural Gas

85%

2047

* *

1

Interruptible Gas/Dual

15%

2037

* *

1

Fuel

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

Conversion Equipment

Furnace

15%

2027

\$59,000

1

\$12,700

Furnace

35%

0-2

\$137,700

2037

* *

1

\$26,700

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

Hot Water Boiler

48%

2032

* *

1

\$40,600

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

Hot Water Boiler

2%

0-2

\$25,800

2047

* *

1

\$1,500

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

Distribution

Hot Wtr Piping/Pump

15%

2035

* *

4

\$1,300

No Component

85%

Terminal Devices

Convactor/Radiator

10%

2032

* *

1

\$5,500

Convactor/Radiator

5%

0-2

\$44,700

2047

* *

1

\$2,500

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

No Component

85%

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%	Now	\$135,300	2037	**	2	\$800	
				<i>Broken, Extent : Severe, Area Affected : 15%</i> <i>Location : District 17 Roof, Multiple Mechanical And Or Electrical Defects On 1 Of 2 Units, Unit Over Garage 18 As A Defective Compressor</i> <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i>					
	Window/Wall Unit	5%			2022	\$17,400	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	0-2	\$154,000	LIFE	**	2-5	\$9,500	
				<i>Damaged, Extent : Severe, Area Affected : 20%</i> <i>Location : Garage</i> <i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>					
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$85,900	
	Exhaust Fans								
	Roof	50%	0-2	\$138,700	2037	**	2	\$2,100	
				<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i> <i>Location : Roof, 30 Of 60 Exhaust Fan With Multiple Mechanical And Or Electrical Defects</i>					
	Roof	50%			2027	\$138,700	2	\$2,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		
	Water Heater								
	Gas Fired	25%	0-2	\$25,500	2027	\$25,500	2	\$500	
				<i>Leak Evident, Extent : Severe, Area Affected : 25%</i> <i>Location : Both Garages, 2 Of 4 Deteriorated Hot Water Heater</i>					
	Gas Fired	75%			2021	\$76,400	2	\$1,900	
	Sanitary Piping								
	Cast Iron	10%	0-2	\$122,300	LIFE	**	1		
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i> <i>Location : Water Backup On Garage Floor During Heavy Rain, Staff Complains Of Foul Odor During Heavy Rain Event</i>					
	Cast Iron	90%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
Fire Suppression									
	Standpipe								
	Generic	100%			2047	**	1-5	\$86,300	
	Sprinkler								
	Generic	100%			2047	**	1-2	\$47,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

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

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** 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%			LIFE	**	5	\$64,400	
	Metal Panel	5%	Now	\$10,700	2036	**	5	\$13,400	
Deformed/Dented, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Metal Coiling Doors	50%	Now	\$847,000	2031	**	5	\$111,900	
Deformed/Dented, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
	Aluminum	10%	Now	\$33,600	2034	**	5	\$1,000	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area 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%	Now	\$82,400	2031	**			
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	70%	Now	\$92,800	LIFE	**	5	\$187,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Ceramic Tile	3%			2029	\$74,100	5	\$3,700	
	Steel Grating	5%	Now	\$176,900	2046	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Vinyl Tile	22%	Now	\$71,600	2031	**	3	\$10,100	
Adhesion Failure, Extent : Moderate, Area Affected : 40%									
Location : Various Locations, Corridors, Cafeteria									
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout, Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 80%									
Location : Throughout, Corridors, Cafeteria, Lockers									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Interior Walls								
	Ceramic Tile	3%	Now	\$8,600	2029	\$42,900	5	\$700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Concrete Masonry Unit	40%	Now	\$23,000	LIFE	* *	5	\$8,000	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Garage Area							
	SGFT/Glazed Masonry	57%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$41,300	2024	\$206,300	5	\$12,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 95%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Exposed Struc: Steel	80%			LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2026	\$2,600	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 1600 Ampere Main Disconnect 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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2031	**	10	\$37,500	
	Other Observation, Extent : Light, Area Affected : 100% Location : Offices, Locker Room, Hallway And Bath Room Explanation : Using T-8 Lamps								
	HID	50%			2031	**	10	\$1,300	
	Egress Lighting								
	Emergency, Battery	50%			2031	**	10	\$9,900	
	Exit, Service	50%			2026	\$11,500	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 : Moderate, Area Affected : 100% Location : Throughout								
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2036	**	5	\$25,300	
	Conversion Equipment								
	Hot Water Boiler	100%			2039	**	1	\$40,400	
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2025	\$124,400	4	\$6,000	
	Terminal Devices								
	Air Handler	10%			2031	**	1	\$5,100	
	Convactor/Radiator	20%			2031	**	1	\$5,300	
	Unit Heater - Steam	70%	Now	\$20,000	2021	\$199,700	4	\$5,200	
	Not in Service, Extent : Severe, Area Affected : 20% Location : Garage								
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	**	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2031	**	2	\$2,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 10 Units							
	Window/Wall Unit	10%			2021	\$16,600	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$36,800	LIFE	**	2-5	\$45,600	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Garage							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Office Ceiling							
	Exhaust Fans								
	Roof	100%	Now	\$13,200	2021	\$132,500	2	\$2,000	
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Roof							
Plumbing									
	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%	Now	\$8,300	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Garage							
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$13,600	4	\$2,900	
		Unit Inoperable, Extent : Severe, Area Affected : 30%							
		Location : Basement							
	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	

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*** 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



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 8 SANITATION GARAGE
Asset # : 121

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	70%	Now	\$183,600	LIFE	**	5	\$13,400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : At Entry Doors - North And South Street Facades								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : South Facade At Expansion Joint								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : North Facade At Entrance Doors								
Metal Coiling Doors	30%	Now	\$542,200	2048	**	5	\$14,300		
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
	Location : All Garage Doors								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : All Garage Doors								
	Unit Inoperable, Extent : Severe, Area Affected : 25%								
	Location : Various Doors - Both Facades								
Windows									
Aluminum	100%	Now	\$6,800	2036	**	5	\$300		
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Windows Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Broken Screens - Lounge, Corridor And Locker Rooms								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Various Windows Throughout								
Parapets									
Concrete Masonry Unit	80%	Now	\$9,400	LIFE	**	5	\$3,900		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Interior Parapet Walls								
Metal Panel	5%	2-4	\$1,700	2038	**	5	\$400		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal: Cage/Fence	15%	Now	\$13,400	2048	**	5	\$2,100		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : North And West Parapets								
Roof									
Built-Up (BUR)	95%	Now	\$558,300	2038	**				
	Blisters, Extent : Moderate, Area Affected : 60%								
	Location : 2nd Floor Roof								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Above Locker Rooms								
	Worn/Eroded, Extent : Moderate, Area Affected : 75%								
	Location : Roof Well Beyond Useful Life - Throughout								
Skylight, Metal/Glass	5%	Now	\$319,900	2058	**			1	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Above Garage								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Garage								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior Floors									
Cast in Place Concrete	65%	Now	\$102,800	LIFE	**	5	\$69,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : South West Corner Of Garage And Entry From Pacific And Atlantic Avenues								
	Worn/Eroded, Extent : Light, Area Affected : 80%								
	Location : Garage Surface Throughout								
Ceramic Tile	5%	Now	\$14,700	2031	**	5	\$1,200		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Shower Area In Locker Rooms								
Vinyl Tile	30%	Now	\$129,300	2038	**	3	\$5,500		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
	Location : Throughout Corridors, 1st And 2nd Floor Offices, Lunch Room And Locker Rooms								
	Worn/Eroded, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	5%	Now	\$6,800	2031	**	5	\$600		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Shower Areas Within Locker Rooms								
Concrete Masonry Unit	62%	4+	\$33,700	LIFE	**	5	\$5,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
	Diagonal Cracks, Extent : Light, Area Affected : 15%								
	Location : Mechanics Area And 1st Floor Offices								
	Vertical Cracks, Extent : Light, Area Affected : 15%								
	Location : Mechanics Area And 1st Floor Offices								
Glass: Single Pane	3%			LIFE	**	5	\$500		
Gypsum Board	30%	Now	\$12,200	LIFE	**	5	\$4,200		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Offices								
Ceilings									
AcousTileSusp.Lay-In	30%	Now	\$24,600	2033	**	5	\$7,300		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : 2nd Floor Lounge And Locker Rooms								
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
	Location : 1st And 2nd Floors Throughout								
Exposed Struc: Steel	70%	4+	\$747,600	LIFE	**				
	Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
	Location : South West Corner Of Garage								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Locker Rooms								
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$15,800	2038	**				
	Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Gates At Pacific Avenue								

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$124,400	2048	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Sidewalks At Pacific And Atlantic Avenues</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sidewalks At Pacific And Atlantic Avenues</i>								

On-Site Walkways

Cast in Place Concrete	100%			2041	* *			
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Parking/Driveway

Asphalt	100%	Now	\$2,200	2031	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Side Yard</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Not Available Nameplate Rating Capacity</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$25,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- Vertical Sections</i>								

Raceway

Conduit	100%			2028	\$3,900	1		
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Panelboards

Fused Disc Sw	5%			2027	\$800	5		
Molded Case Bkrs	95%			2027	\$14,800	5	\$900	

Wiring

Thermoplastic	100%			2028	\$8,500	1		
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Motor Controllers

Locally Mounted	100%			2026	\$30,000	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$500	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	**	10	\$19,900	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Offices And Locker Rooms					
	Fluorescent	10%			2033	**	10	\$3,300	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Mechanic Shop					
	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 Affected : 100%					
				Location : Hallways, Offices And Garage					
				Explanation : Srobe Lights, Manual Pull Stations, Alarm Bells					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	30%			2038	**	5	\$3,400	
	Natural Gas	70%			2038	**	1		
Conversion Equipment									
	Furnace	40%	Now	\$33,300	2038	**	1	\$6,400	
				Abandoned in Place, Extent : Severe, Area Affected : 40%					
				Location : 4 Rooftop Package Units, Roof					
	Furnace	20%			2028	\$16,600	1	\$3,600	
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : Garage					
				Explanation : 4 Gas Fired Modine Heaters					
	Furnace	10%			2028	\$8,300	1	\$1,800	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Roof					
				Explanation : 1 Rooftop Package Unit					
	Hot Water Boiler	30%			2033	**	1	\$5,400	
				Other Observation, Extent : Light, Area Affected : 30%					
				Location : Boiler Room					
				Explanation : 2 Units					

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	30%	Now	\$300	2036	**	4	\$500	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
	No Component	70%							
Terminal Devices									
	Convactor/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, Area Affected : 10%							
		Location : 1 Rooftop Unit, R-22, Roof							
	Ext Pkg Unit - Heating/Cooling	40%			2023	\$176,800	2	\$900	
		Abandoned in Place, Extent : Severe, Area Affected : 40%							
		Location : 4 Rooftop Package Units, R-22, Roof							
	Window/Wall Unit	5%			2023	\$3,700	1		
	No Component	45%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$32,500	LIFE	**	2-5	\$20,200	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Garage, Pacific Street Side							
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Garage, Pacific Street Side							
Exhaust Fans									
	Roof	100%	Now	\$11,700	2028	\$58,600	2	\$900	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2028	\$210,500	1		
	Galvanized Steel	20%	0-2	\$1,500	2026	\$31,000	1		
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : Water Main Area							
Water Heater									
	Gas Fired	100%			2026	\$21,500	2	\$500	
Sanitary Piping									
	Cast Iron	100%	Now	\$12,900	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Wash Bay Area							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
<i>Other Observation, Extent : Light, Area Affected : 2%</i> <i>Location : Garage Fuel Station</i> <i>Explanation : 1 Set</i>								

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Print Date : 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
Program / Asset # : DOS0054.000 / 4197 **Yr Built/Renovated** : 1926 / 2007
Area Sq Ft : 28,016 **Project Type** : SANITATION
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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	78%			LIFE	**	5	\$39,900	
	Masonry: Brick	10%	Now	\$48,300	LIFE	**	5	\$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Second Floor, Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Second Floor									
	Masonry: Limestone	2%	Now	\$5,800	LIFE	**	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									
	Metal Sect. OHD	10%	Now	\$33,300	2043	**	5	\$4,000	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Along Park Place									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Along Park Place									
Windows									
	Aluminum	15%	Now	\$4,900	2046	**	5	\$600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	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%	Now	\$109,000	LIFE	**	5	\$9,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Interior Face									
	Masonry: Limestone	5%			LIFE	**	5-10	\$5,800	
Roof									
	Modified Bitumen	100%			2035	**	10	\$56,000	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	5%	Now	\$3,900	2033	* *	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Toilets And Showers Throughout							
	Traffic Topping	80%	Now	\$119,500	2030	\$398,400	5	\$19,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Around Floor Drains Throughout Garage Bays							
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Garage Bays							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Garage Bays							
	Vinyl Tile	15%	Now	\$30,700	2035	* *	3	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Offices, Corridors And Locker Rooms Throughout							
Interior Walls									
	Concrete Masonry Unit	20%	Now	\$18,100	LIFE	* *	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	10%	Now	\$1,700	LIFE	* *	5	\$2,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	70%	Now	\$55,700	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$1,600	2043	* *	5	\$1,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Offices, Toilets And Showers Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Offices, Toilets And Showers Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Offices, Toilets And Showers Throughout							
	Exposed Concrete	65%			LIFE	* *	5-10	\$31,300	
	Exposed Struc: Steel	25%			LIFE	* *	10	\$19,300	
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : Garage							
	Plaster	5%			LIFE	* *	5-10	\$3,300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2050	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$6,800	2043	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2035		**			
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Parking/Driveway

Asphalt	90%	0-2	\$2,700	2039		**			
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*Ponding, Extent : Moderate, Area Affected : 15%**Location : Side Yard*

Cast in Place Concrete	10%			2043		**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : North And South Sides*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2040		**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2030		\$25,500	5	\$100	
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Raceway

Conduit	95%			2030		\$3,700	1		
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Conduit	5%			2050		**	1		
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Panelboards

Molded Case Bkrs	100%			2029		\$15,600	5	\$700	
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Wiring

Thermoplastic	95%			2030		\$8,100	1		
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Thermoplastic	5%			2050		**	1		
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Motor Controllers

Locally Mounted	80%			2028		\$18,000	5	\$200	
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Locally Mounted	20%			2035		**	5		
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$800	
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Lighting

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DEPARTMENT OF SANITATION - 827

BROOKLYN 9 GARAGE

Asset # : 4197

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

Lighting

Interior Lighting

Fluorescent

10%

2030

\$5,900

10

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor Locker Room**Explanation : T-8 Lamps*

Fluorescent

30%

2025

\$17,600

10

\$7,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

HID

40%

2025

\$87,700

10

\$300

HID

20%

2030

\$43,800

10

\$200

Egress Lighting

Emergency, Battery

20%

2035

* *

10

\$1,200

Emergency, Battery

30%

2025

\$10,900

10

\$1,900

Exit, Service

50%

2030

\$3,600

1

Exterior Lighting

HID

100% Now

\$55,100

2038

* *

*Damaged Fixtures, Extent : Moderate, Area Affected : 50%**Location : Building Perimeter*

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Hot Water Boiler

26%

Now

\$50,400

2043

* *

1

\$3,000

*Broken, Extent : Severe, Area Affected : 5%**Location : Boiler Circulation Pump**Controller Not Working, Extent : Severe, Area Affected : 50%**Location : Boiler Room**Other Observation, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units, Flue On Roof In Bad Condition*

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

Convactor/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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	20%			2025	\$10,500	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$20,400	
	Ductwork/Diffusers	10%	Now	\$23,200	LIFE	**	2-5	\$1,400	
	Damaged, Extent : Severe, Area Affected : 100%								
	Location : Ductwork On Parkside Side Of Building								
Exhaust Fans									
	Interior	30%			2038	**	2	\$200	
	Roof	70%	Now	\$2,900	2030	\$29,200	2	\$400	
	Controller Not Working, Extent : Severe, Area Affected : 100%								
	Location : Garage								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
Water Heater									
	Electric	20%			2025	\$4,400	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Unit Is Used For Back-up 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, Extent : Severe, Area Affected : 20%								
	Location : Floor Drains In Garage Near Parkside								
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.

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
Program / Asset # : DOS0050.000 / 4194 **Yr Built/Renovated** : 1953 / 2003
Area Sq Ft : 65,864 **Project Type** : SANITATION
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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	\$29,200	LIFE	* *	5	\$8,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Masonry: Brick	70%	Now	\$599,500	LIFE	* *	5	\$95,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout South And East Sides								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout All Facades								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout All Facades								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout All Facades								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : At Corners And Returns Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Masonry: Granite	5%	Now	\$42,000	LIFE	* *	5	\$5,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Base Of Building Throughout								
Metal Coiling Doors	5%	Now	\$241,600	2035	* *	5	\$10,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : East And West Sides Of Building								
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : East And West Sides Of Building								
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : East And West Sides Of Building								
Unit Inoperable, Extent : Moderate, Area Affected : 10%								
Location : East And West Sides Of Building								
Pre-Cast Concrete	5%	Now	\$46,900	LIFE	* *	5	\$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Wood Overhead Doors	5%	Now	\$224,500	2050	* *	5	\$17,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : West Facade								
Deteriorated Finish, Extent : Severe, Area Affected : 50%								
Location : West Facade								
Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : West Facade								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Metal Louvers	20%	Now	\$88,800	2033	* *			
		Bent/Warped Elements, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Steel	80%	Now	\$1,036,700	2055	* *	5	\$119,000	1
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%							
		Location : Bulkheads And Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%	Now	\$201,400	LIFE	* *	5	\$11,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Lower Roof							
	Pre-Cast Concrete	5%	Now	\$11,000	LIFE	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Coping							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof Level							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal, Corrugated	10%	Now	\$9,200	2043	* *	1		
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Slope Roof Over Second Floor And Upper Roof							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : At Upper Roof							
	Modified Bitumen	90%	Now	\$255,800	2035	* *			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Over Third Floor							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof Over Garage							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Garage, Archives Room And Heating Room							
Interior									
Floors									
	Cast in Place Concrete	85%	Now	\$181,700	LIFE	* *	5	\$183,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : At Garage, Shops And Throughout							
	Ceramic Tile	5%	Now	\$19,900	2039	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 1st And 2nd Floor, Toilets And Showers							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 1st And 2nd Floor, Toilets And Showers							
		Jnt Mortar Miss/Erod, Extent : Moderate, 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, Area Affected : 10%							
		Location : Locker Rooms And Offices							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Locker Rooms And Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Locker Rooms							

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	20%	Now	\$359,000	LIFE		* *		
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Third Floor							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Third Floor - Unoccupied							
		Explanation : Exposed Steel Structure Rusting Due To Water Penetration							
	Plaster	10%			LIFE		* *	5-10	\$11,600
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Offices, Garage, And Lockers Throughout							
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Offices, Garage, And Lockers Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Offices, Garage, And Lockers Throughout							
	SGFT/Glazed Masonry	70%	Now	\$384,600	LIFE		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Stairs And Toilets Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Offices, Garage, And Lockers Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Offices, Garage, And Lockers Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%			2043		* *	5	\$4,900
	Exposed Concrete	85%			LIFE		* *	5-10	\$104,700
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Shops							
	Plaster	10%			LIFE		* *	5-10	\$16,900
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Corridors Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Archives Room And Heating Room							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$47,200	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$1,000	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	98%	Now	\$508,400	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	2%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	0-2	\$16,200	2060		**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches, No Available Ratings And On Extended Life.</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%	0-2	\$5,100	2060		**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	90%	0-2	\$45,800	2060		**	5	\$800
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2030	\$9,300	1		
Conduit	5%			2040	**	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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 : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermoplastic	5%			2040	* *	1		
	Thermoplastic	35%			2030	\$7,500	1		
Motor Controllers									
	Locally Mounted	10%			2035	* *	5		
	Locally Mounted	40%			2028	\$21,000	5	\$200	
	Motor Control Center	50%	0-2	\$6,000	2050	* *	5	\$400	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	60%			2025	\$90,200	10	\$36,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	8%			2035	* *	10	\$4,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Explanation : T-8 Lamps								
	HID	32%			2025	\$179,600	10	\$700	
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	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 Daytime, Extent : Moderate, Area Affected : 2%								
	Location : East Garage Door								

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	30%			2040	**	1		
	Fuel Oil No 2	70%	Now	\$4,400	2040	**	5	\$7,100	
	<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
	<i>Location : One 4,000 Gallon Tank Buried In Yard</i>								
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : 1st Floor</i>								
	<i>Explanation : Oil Pump Is Malfunctioning</i>								
	Conversion Equipment								
	Furnace	70%	Now	\$2,100	2035	**	1	\$20,500	1
	<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Main Floor Unit Inoperable Due To Rain Penetration At Lower Roof</i>								
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
	<i>Location : Throughout Mechanical Shop Of Garage Floor</i>								
	<i>Explanation : Oil Fired Space Heaters</i>								
	Radiant Heater	30%			2035	**	2	\$9,200	
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
	<i>Location : Administrative Spaces And Locker Rooms</i>								
	<i>Explanation : Electric Space Heaters</i>								
	Terminal Devices								
	Fan Coil Unit/Heat	100%			2035	**	1	\$21,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	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								
	Roof	60%			2035	**	2	\$1,200	
	Wall Unit	40%			2030	\$9,200	2	\$800	
Plumbing									
	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	
	<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : 1st Floor Mechanical Room</i>								
	<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : 1st Floor Mechanical Room</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$47,100	LIFE	**	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 20%					
				Location : Mower Shop Floor Drain					
				Leak Evident, Extent : Severe, Area Affected : 30%					
				Location : Multiple Leaks From 2nd And 3rd Floor To 1st Floor Ceiling					
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Storm Drain Piping									
	Cast Iron	100%	Now	\$13,400	LIFE	**	1		
				Leak Evident, Extent : Severe, Area Affected : 10%					
				Location : 3rd Floor Roof Multiple Locations					
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Backflow Preventer									
	Generic	100%			2030	\$16,300	1	\$4,000	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 4th Floor					
				Explanation : One Unit Not In Service					
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$53,600	2040	**	1-5	\$23,400	
				House Tank: Wood, Extent : Severe, Area Affected : 100%					
				Location : Deteriorated On Roof With No Cover					

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

Print Date : 16-Sep-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**
Program / Asset # : **DOS0051.000 / 4193** **Yr Built/Renovated** : **1920 / 2010**
Area Sq Ft : **31,000** **Project Type** : **SANITATION**
Date of Survey : **21-Aug-2014** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **1020** **Lot** : **1** **BIN** : **3022747**

CAPITAL	FY 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Concrete Masonry Unit	30%	Now	\$182,600	LIFE	**	5	\$6,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 100%								
	Location : East Facade, North Facade, South Facade								
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : East Facade, North Facade, South Facade								
	Misaligned/Bulging, Extent : Light, Area Affected : 25%								
	Location : East Facade, North Facade, South Facade								
	Masonry: Brick	55%	Now	\$367,900	LIFE	**	5	\$19,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Interior / Exterior Of Main Garage								
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
	Location : Window Openings								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%								
	Location : Window And Door Openings								
	Spalling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Interior / Exterior Of Main Garage								
	Metal Coiling Doors	5%	Now	\$104,800	2046	**	5	\$2,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deformed/Dented, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Wood Overhead Doors	10%	Now	\$116,900	2046	**	5	\$8,900	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Windows									
	Aluminum	30%	0-2	\$37,500	2051	**	5	\$400	
	Unit Inoperable, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Steel	70%	Now	\$109,100	2051	**	5	\$12,500	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : South Facade								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$2,500	
	Masonry: Brick	40%			LIFE	**	5	\$3,000	
		Recent Repair Evident, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Limestone	10%			LIFE	**	5	\$900	
	Pre-Cast Concrete	10%			LIFE	**	5	\$4,700	
	Stucco Cement	10%			2039	**	5	\$1,900	
Roof									
	Modified Bitumen	100%			2034	**	10	\$30,600	
Interior									
Floors									
	Cast in Place Concrete	80%	0-2	\$401,500	LIFE	**	5	\$81,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
	Mosaic Tile	5%			2031	**	5	\$5,800	
	Vinyl Tile	15%	Now	\$61,500	2036	**	3	\$2,600	
		Worn/Eroded, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%			2029	\$235,900	5	\$8,200	
	Concrete Masonry Unit	40%	Now	\$151,900	LIFE	**	5	\$13,100	
		Diagonal Cracks, Extent : Severe, Area Affected : 15%							
		Location : Corridors Through Annex							
	Gypsum Board	25%	Now	\$26,600	LIFE	**	5	\$12,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Baseboards Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Offices / Hallways							
	Masonry: Brick	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$58,600	2046	**	5	\$3,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Exposed Struc: Steel	20%	Now	\$101,600	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Northeast Corner Of Garage							
	Plaster	65%	Now	\$123,500	LIFE	**	5	\$18,800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Above Left Overhead Door On 2nd Ave							
		Paint Peeling, Extent : Severe, Area Affected : 50%							
		Location : Throughout Main Garage							

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$1,500	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 1200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2026	\$25,500	5	\$100	
	Raceway								
	Conduit	100%			2026	\$3,900	1		
	Panelboards								
	Fused Disc Sw	2%			2025	\$300	5		
	Molded Case Bkrs	80%			2025	\$12,500	5	\$700	
	Molded Case Bkrs	18%			2034	* *	5	\$100	
	Wiring								
	Thermoplastic	80%			2026	\$6,800	1		
	Thermoplastic	20%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2024	\$24,000	5	\$200	
	Locally Mounted	20%			2031	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2026	\$28,300	10	\$11,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Locker Rooms And Offices							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	* *	10	\$2,800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	HID	50%			2026	\$132,000	10	\$500	
	Egress Lighting								
	Exit, Service	100%			2021	\$8,700	1		
	Exterior Lighting								
	HID	100%			2021	\$122,000	10	\$100	
Mechanical									
					</				

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

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

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%			2036	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$11,700	2031	**	1	\$13,800	
	Insul. Deteriorating, Extent : Severe, Area Affected : 10%								
	Location : Boiler Breeching								
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 2 Units, Need Boiler Emergency Stop Switches									
Distribution									
Central Plant Steam Piping/Pmp		100%	Now	\$51,200	2036	**	4	\$1,500	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Insul. Deteriorating, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Terminal Devices									
Air Handler		50%			2026	\$212,800	1	\$9,600	
	Convactor/Radiator	20%	Now	\$3,200	2024	\$32,400	1	\$1,800	
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Fan Coil Unit/Heat	30%	0-2	\$40,800	2026	\$136,000	1	\$2,700	
Other Observation, Extent : Severe, Area Affected : 30%									
Location : Garage									
Explanation : Uh 001-008 Are Beyond Their Useful Life Cycle Rating									
Air Conditioning									
Energy Source	Electricity	100%			2034	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2026	\$12,800	1	\$700	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%								
	Location : Garage								
Exterior Pkg Unit - Cooling		5%			2026	\$12,300	2	\$100	
	Window/Wall Unit	15%	0-2	\$900	2021	\$9,500	1		
	Malfunctioning, Extent : Severe, Area Affected : 10%								
	Location : Garage, AC-014								
	No Component	75%							
Terminal Devices									
Air Handler/Dir Expansion		5%			2026	\$4,200	1		
	No Component	95%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	5%			2026	\$800	2	\$1,100	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,300	
	Exhaust Fans								
	Interior	10%			2026	\$10,800	2	\$100	
	Roof	90%	0-2	\$9,000	2026	\$45,200	2	\$700	
	Malfunctioning, Extent : Severe, Area Affected : 40%								
	Location : Ef 001 - Ef 003 Are Defective								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$4,500	2026	\$225,600	1		
	Corroded, Extent : Severe, Area Affected : 2%								
	Location : Main Shutoff Valve Corroded								
	Water Heater								
	Gas Fired	100%			2025	\$18,500	2	\$500	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Sanitary Piping								
	Cast Iron	100%	0-2	\$44,300	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%								
	Location : Floor Drain								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$15,600	

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

Print Date : 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
Program / Asset # : DOS0020.000 / 120 **Yr Built/Renovated** : 1964 / 2000
Area Sq Ft : 765,094 **Project Type** : SANITATION
Date of Survey : 20-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2361 **Lot** : 268 **BIN** : 4054170

CAPITAL	FY 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



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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	10%	Now	\$139,500	LIFE	**	5	\$44,400	
				Diagonal Cracks, Extent : Moderate, Area Affected : 10%					
				Location : Bulkheads					
				Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%					
				Location : North And South Facades					
				Vertical Cracks, Extent : Moderate, Area Affected : 10%					
				Location : Corners					
	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, Area Affected : 25%					
				Location : Throughout					
				Deteriorated Finish, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
	Window Wall	5%			2048	**	5	\$83,200	
Windows									
	Aluminum	40%	Now	\$1,174,900	2053	**	5	\$13,400	
				Air Infiltration, Extent : Moderate, Area Affected : 50%					
				Location : 1st And 4th Floor Offices					
				Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%					
				Location : 1st And 4th Floor Offices					
				Unit Inoperable, Extent : Moderate, Area Affected : 30%					
				Location : 1st And 4th Floor Offices					
	Aluminum	55%			2050	**	5	\$37,000	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : 4-6 Floors					
	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 : Moderate, Area Affected : 20%					
				Location : Coping					

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	20%	Now	\$496,200	2028	\$1,653,900			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Over Fifth Floor Body Shop								
	Vegetation Growth, Extent : Moderate, Area Affected : 25%								
	Location : Over Fifth Floor Body Shop								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Over Fifth Floor Body Shop								
	Modified Bitumen	80%	Now	\$1,323,100	2033	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Covers At Expansion Joints								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
	Location : 6th Floor Roof								
	Ponding, Extent : Moderate, Area Affected : 25%								
	Location : Throughout 6th Floor Roof								
	Ridging, Extent : Moderate, Area Affected : 30%								
	Location : Throughout 6th Floor Roof								
Interior									
Floors									
	Carpet	5%			2024	\$731,300	3	\$109,900	
	Cast in Place Concrete	77%	Now	\$1,835,100	LIFE	**	5	\$1,851,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : 5th Floor Throughout And Wash Bay Area								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
	Location : Wash Bay Area								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : 4th And 5th Floor Slabs								
	Ceramic Tile	5%			2031	**	5	\$55,000	
	Terrazzo	3%			LIFE	**	5	\$25,800	
	Vinyl Tile 9" X 9"	10%	2-4	\$1,262,100	2038	**	3	\$41,200	
	Loose/Delam Surface, Extent : Severe, Area Affected : 100%								
	Location : 2nd, 3rd, 4th, 6th Floor Corridors, Stairs And Offices								
Interior Walls									
	Ceramic Tile	5%			2031	**	5	\$24,000	
	Concrete Masonry Unit	75%	Now	\$832,300	LIFE	**	5	\$143,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor Mechanical Area And Stairwell 9								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor Storage, Receiving And Electrical Room - From Wash Bays Above								
	Gypsum Board	15%			LIFE	**	5	\$43,100	
	Plaster	5%			LIFE	**	5	\$7,200	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	15%	Now	\$139,000	2033	**	5	\$103,000	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : Near Freight Elevator On Fifth Floor					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : 6th Floor Corridors					
	Exposed Concrete	70%	Now	\$5,161,300	LIFE	**	5	\$120,200	
				Broken/Missing Elements, Extent : Severe, Area Affected : 15%					
				Location : At Beams					
				Cracking/Crumbling, Extent : Severe, Area Affected : 15%					
				Location : 4th Floor					
				Exposed Reinforcement, Extent : Severe, Area Affected : 10%					
				Location : 4th Floor Elevator Lobby, At Beams					
				Spalling, Extent : Moderate, Area Affected : 20%					
				Location : 4th Floor Ceiling					
	Exposed Struc: Steel	15%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	4+	\$10,600	2038	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
Retaining Walls									
	Cast in Place Concrete	50%	0-2	\$2,700	2048	**			
				Exposed Reinforcement, Extent : Moderate, Area Affected : 25%					
				Location : 59th Place Receiving Entrance					
				Impact Damage, Extent : Moderate, Area Affected : 10%					
				Location : Receiving Entrance					
	Masonry: Brick	50%	Now	\$57,700	2038	**			
				Loose Units, Extent : Severe, Area Affected : 20%					
				Location : Truck Entry At 58th Street					
				Misaligned/Bulging, Extent : Severe, Area Affected : 35%					
				Location : Truck Entry At 58th Street					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$138,000	2026	\$459,900			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 50%					
				Location : Perimeter Entire					
				Tripping Hazard, Extent : Severe, Area Affected : 25%					
				Location : Perimeter Entire					
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$1,500	2026	\$15,300			
				Loose/Delam Surface, Extent : Moderate, Area Affected : 20%					
				Location : 58th Street Entrance					

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

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

Site Pavements

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

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

75% 2028 \$3,800 5 \$3,000

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

Location : Electrical Room

Explanation : Three Main Service Disconnect Switches Rated At 3,000 Amperes Each

Fused Disc Sw

25% 2048 * * 5 \$800

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes

Transformers

Dry Type

100% 2033 * * 5 \$2,800

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

Location : Electrical Room

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

Switchgear / Switchboard

Air Circuit Breaker

80% 2028 \$40,800 5 \$3,200

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

Location : Electrical Room

Explanation : 8- Vertical Sections

Molded Case Bkrs

20% 2028 \$10,200 5 \$4,000

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

Location : Electrical Room

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

Molded Case Bkrs

65% 2027 \$26,100 5 \$13,100

Molded Case Bkrs

25% 2036 * * 5 \$5,000

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$235,400	2053	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Busway	25%			2026	\$7,200	1		
	Busway	5%			2033	**	1		
	Thermoplastic	20%			2048	**	1		
Motor Controllers									
	Locally Mounted	20%			2026	\$3,000	5	\$1,000	
	Locally Mounted	5%			2033	**	5	\$300	
	Motor Control Center	75%			2026	\$11,300	5	\$15,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$11,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Sprinkler Room									
Explanation : Connected With Main Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2041	**	1	\$235,400	
Generators									
	Diesel	100%			2037	**	1	\$296,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated At 375 Kilovolt-ampere									
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$28,300	
Fuel Storage									
	Main Tank	100%			2056	**	5	\$21,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 275 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	80%			2033	**	10	\$538,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	HID	20%			2028	\$153,100	10	\$4,800	
Egress Lighting									
	Emergency, Battery	50%			2033	**	10	\$88,600	
	Exit, Service	50%			2033	**	1		
Exterior Lighting									
	HID	30%			2028	\$903,600	10	\$700	
	No Component	70%							
Alarm									

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

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

Alarm

Security System

No Component

70%

Generic

30%

2033

* *

1

\$85,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$145,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detector, Alarm Bells, Strobe Lights, Manual Pull Stations And Horns*

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2038

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 58-73 53rd Avenue**Explanation : Steam Coming From Former Betts Avenue Incinerator Building*

Conversion Equipment

Pres. Reducing
Valve/LP Steam

100%

2031

* *

5

\$43,600

Distribution

Steam Piping/Pump

100%

Now

\$158,500

2028

\$3,170,400

*Insul. Deteriorating, Extent : Moderate, Area Affected : 25%**Location : Steam Rooms In 1st And 5th Floors**Steam Traps Faulty, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Terminal Devices

Air Handler

45%

Now

\$1,361,100

2023

\$4,537,000

1

\$183,900

*Broken, Extent : Moderate, Area Affected : 10%**Location : Pneumatic Controls Inoperable For Many Years**Leak Evident, Extent : Severe, Area Affected : 50%**Location : Heating Coils, Throughout*

Air Handler

5%

2036

* *

1

\$22,700

*Recent Installation, Extent : Light, Area Affected : 5%**Location : 2 Units For Office Area*

Convector/Radiator

10%

2026

\$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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	5%			2036	* *	1	\$17,000	
		Recent Installation, Extent : Light, Area Affected : 5% Location : 2 Units For Office Area, R-410a. Outside The Building							
	Reciprocating Compr/Chiller	10%	Now	\$30,400	2028	\$608,600	1	\$30,700	
		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							
	Exterior Pkg Unit - Cooling	5%	Now	\$290,300	2038	* *	2	\$1,800	
		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							
	Exterior Pkg Unit - Cooling	5%			2033	* *	2	\$2,300	
		Other Observation, Extent : Light, Area Affected : 5% Location : Roof Explanation : 2 Units, R-410a							
	Window/Wall Unit	10%			2021	\$149,400	1		
	No Component	65%							
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2054	* *	4	\$2,700	
	CW & CHW Wtr Pipe/Pump	10%			2038	* *	4	\$5,400	
	No Component	85%							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2036	* *	1		
	Air Handler/Cool/Ht	10%			2028	\$281,500	1	\$45,400	
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2028	\$50,600	2	\$51,100	
	Air Cooled Condenser Unit	5%			2036	* *	2	\$25,600	
	No Component	85%							
Ventilation									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$330,300	LIFE	* *	2-5	\$409,500	
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Roof Ducts And Fan Housings									
Exhaust Fans									
	Interior	20%			2023	\$510,200	2	\$4,500	
	Roof	80%	Now	\$47,600	2028	\$952,300	2	\$14,400	
Corroded, Extent : Light, Area Affected : 10%									
Location : Roof Exhaust Fans									
Plumbing									
H/C Water Piping									
	Brass/Copper	70%	Now	\$187,100	2038	* *	1		
Other Observation, Extent : Severe, Area Affected : 70%									
Location : Throughout									
Explanation : All Zone Valves Are Malfunctioning									
	Galvanized Steel	30%	Now	\$47,200	2026	\$943,800	1		
Corroded, Extent : Severe, Area Affected : 10%									
Location : Throughout 5th Floor									
Leak Evident, Extent : Moderate, Area Affected : 5%									
Location : Various Loccations On 5th Floor Ceilings									
HW Heat Exchanger									
	Steam Fired	100%			2054	* *	4	\$108,900	
Sanitary Piping									
	Cast Iron	100%	Now	\$262,400	LIFE	* *	1		
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Water Leaking To 1st Floor From 2nd Floor Wash Bay									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 1st Floor									
Explanation : The Oil Separator Is Leaking And On Extended Useful Life Time									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%	Now	\$113,900	2038	* *	4	\$16,200	
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Adjacent To Old Incinerator Building									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Adjacent To Old Incinerator Building									
Explanation : Pump House Located Adjacent To Old Incinerator Building. Needs To Be Renovated Or Relocated									
Sewage Ejector(s)									
	Electric	100%	Now	\$215,200	2038	* *	4	\$30,400	
Corroded, Extent : Severe, Area Affected : 50%									
Location : The Housing, 1st Floor									
Noisy/Vibrating, Extent : Severe, Area Affected : 100%									
Location : 1st Fl.									
Fixtures									
	Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1 Passenger Unit From 1st To 6th Floor, 1 Passenger Unit From 4th To 6th Floor, 4 Freight Units From 1st To 6th Floor									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2028	\$2,988,200	1-5	\$370,300	
Sprinkler									
	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, Area Affected : 100%									
Location : Outside Of The Building									
Explanation : Refill Station									

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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
Program / Asset # : DOS0018.000 / 2003 **Yr Built/Renovated** : 1984 / 1992
Area Sq Ft : 70,133 **Project Type** : SANITATION
Date of Survey : 19-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL	FY 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			
Total	\$210,100	\$10,200	\$24,700	\$12,500



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	81%	Now	\$999,700	LIFE	* *	5	\$72,800	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%								
	Location : Street And Rear Facades At Transverse Joints								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : All Facades								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
	Location : At Window Openings								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Base Of Building								
	Metal Panel	2%	2-4	\$2,200	2048	* *	5	\$5,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : North Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Street Facade At Administration Entrance								
	Metal Coiling Doors	15%	Now	\$1,275,400	2048	* *	5	\$33,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Bay Doors On All Facades								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : All Doors								
	Unit Inoperable, Extent : Moderate, Area Affected : 30%								
	Location : Various Doors Throughout								
	Pre-Cast Concrete	2%	Now	\$9,900	LIFE	* *	5	\$9,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Window Sills Throughout								
Windows									
	Aluminum	95%	Now	\$44,300	2053	* *	5	\$500	
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : Headers And Sill Throughout - Improper Installation								
	Aluminum	5%			2027	\$2,300	5	\$100	
Parapets									
	Concrete Masonry Unit	80%	2-4	\$27,600	LIFE	* *	5	\$23,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Rail	10%	4+	\$7,100	2033	* *	5	\$18,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Pre-Cast Concrete	10%	Now	\$19,000	LIFE	* *	5	\$16,000	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Open Joints, Extent : Moderate, Area Affected : 25%								
	Location : Coping								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	100%	Now	\$2,978,700	2038	**			1
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%					
				Location : Around AC Units And Perimeter Walls					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms					
				Worn/Eroded, Extent : Moderate, Area Affected : 20%					
				Location : Over Shops And Throughout					
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$147,300	LIFE	**	5	\$297,300	
				Broken/Missing Elements, Extent : Severe, Area Affected : 30%					
				Location : Garage/ Shops					
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : Garage/ Shops					
				Explanation : Exposed Reinforcing					
	Ceramic Tile	5%	2-4	\$161,500	2043	**	5	\$4,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Bathrooms And Locker Rooms					
				Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%					
				Location : Bathrooms And Locker Rooms					
				Worn/Eroded, Extent : Moderate, Area Affected : 60%					
				Location : Bathrooms And Locker Rooms					
	Vinyl Tile	10%	2-4	\$141,700	2038	**	3	\$6,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 30%					
				Location : Offices, Break Room, Stock Room					
				Worn/Eroded, Extent : Moderate, Area Affected : 50%					
				Location : Offices, Break Room, Stock Room					

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%	2-4	\$28,400	2043	**	5	\$500		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Bathrooms And Locker Rooms									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Base Of Walls - Bathrooms And Locker Rooms									
Concrete Masonry Unit	70%	Now	\$95,900	LIFE	**	5	\$5,500		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Proximate To Window Openings									
Vertical Cracks, Extent : Moderate, Area Affected : 20%									
Location : Pilasters And Corners Of Mezzanine									
Glass: Single Pane	2%	2-4	\$2,500	LIFE	**	5	\$300		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Offices									
Gypsum Board	5%	0-2	\$400	LIFE	**	5	\$600		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Coiling Doors	10%			2036	**	5	\$9,900		
SGFT/Glazed Masonry	8%	2-4	\$6,400	LIFE	**				
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Ceilings									
AcousTileSusp.Lay-In	10%	Now	\$134,500	2048	**	5	\$8,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 40%									
Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room									
Exposed Struc: Steel	90%	Now	\$6,302,600	LIFE	**				
Water Penetration, Extent : Light, Area Affected : 30%									
Location : Above Shops And Mezzanine And Transverse Expansion Joints									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Various Locations									
Explanation : Fireproofing Compromised Due To Chronic Water Penetration									
Site Enclosure									
Fence/Gates									
Chain Link	98%	Now	\$28,600	2038	**				
Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Side And Rear Yards									
Exposed Struc: Steel	2%	0-2	\$3,000	LIFE	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Main Security Gate									
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Main Security Gate									
Explanation : Unit Inoperable									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827

CIOFFE REPAIR SHOP

Asset # : 2003

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

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$12,300 2041 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : At Curb Along Avenue D And Entry Apron To Side Lot*

Parking/Driveway

Asphalt

100% Now \$698,500 2043 * *

*Cracking/Crumbling, Extent : Severe, Area Affected : 15%**Location : Side And Rear Lots**Sinking/Subsiding, Extent : Moderate, Area Affected : 50%**Location : Side And Rear Lots*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2038 * * 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 2000 Amperes And 1600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2038 * * 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4- Vertical Sections*

Raceway

Conduit

100% 2038 * * 1

Panelboards

Fused Disc Sw

15% 2036 * * 5 \$200

Molded Case Bkrs

85% 2036 * * 5 \$1,600

Wiring

Thermoplastic

100% 2038 * * 1

Motor Controllers

Locally Mounted

15% 2033 * * 5 \$100

Motor Control Center

85% 2033 * * 5 \$1,600

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,000

Lighting

Interior Lighting

Fluorescent

40% 2028 \$79,400 10 \$25,700

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Offices And Basement*

HID

60% 2028 \$43,900 10 \$1,400

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Moderate, Area Affected : 100%								
	Location : Garage And Outside								
	Explanation : CCTV Surveillance Camera System								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2028	\$227,200	1-3	\$13,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways And Toilets								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			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 Rooftop Package Units. All Of Them Have Been Scheduled To Be Replaced.								
	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	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : 1st Floor Boiler Room								
	Explanation : 2 Units								
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$500	2027	\$10,700	4	\$300	
	On Extended Life, Extent : Severe, Area Affected : 5%								
	Location : Circulating Pump, Boiler Room								
	No Component	90%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%			2026	\$36,700	1	\$2,300	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2022	\$128,000	2	\$200	
				R-22 Refrigerant, Extent : Light, Area Affected : 5%					
				Location : Office					
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : For Office Area					
				Explanation : 1 Unit					
	Ext Pkg Unit - Heating/Cooling	70%			2023	\$600,100	2	\$3,000	
				R-22 Refrigerant, Extent : Light, Area Affected : 70%					
				Location : Roof					
				Other Observation, Extent : Light, Area Affected : 70%					
				Location : Roof					
				Explanation : All 13 Old Package Units Scheduled To Be Replaced					
	Window/Wall Unit	10%			2021	\$14,300	1		
	No Component	15%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$31,600	LIFE	* *	2-5	\$39,100	
				Insul. Deteriorating, Extent : Severe, Area Affected : 50%					
				Location : Throughout Roof					
	Exhaust Fans								
	Roof	100%			2023	\$113,700	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	50%			2027	\$20,900	2	\$500	
	Gas Fired	50%	Now	\$2,100	2023	\$20,900	2	\$400	
				Not in Service, Extent : Moderate, Area Affected : 50%					
				Location : Boiler Room					
	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	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	80%	Now	\$303,700	LIFE	**	5	\$19,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
Metal Coiling Doors		20%	Now	\$171,400	2031	**	5	\$7,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
Windows									
Aluminum		50%	Now	\$19,600	2034	**	5	\$700	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Steel		50%	Now	\$49,000	2034	**	5	\$9,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
Asphalt Shingle		10%			2041	**	10	\$200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Asphalt Shingle		50%	Now	\$11,300	2029	\$22,600			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Modified Bitumen		40%			2036	**	10	\$5,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
Cast in Place Concrete		90%	Now	\$84,700	LIFE	**	5	\$34,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Quarry Tile		5%	Now	\$13,000	2031	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Vinyl Tile		5%	Now	\$3,800	2026	\$7,700	3	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Interior Walls

Gypsum Board 5% Now \$1,800 LIFE * * 5 \$500

Cracking/Crumbling, Extent : Moderate, Area Affected : 100%
Location : Throughout

Masonry: Brick 75% Now \$249,300 LIFE * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 100%
Location : Throughout
Water Penetration, Extent : Moderate, Area Affected : 30%
Location : Throughout

Plaster 20% Now \$13,700 LIFE * * 5 \$1,000

Cracking/Crumbling, Extent : Moderate, Area Affected : 100%
Location : Throughout

Ceilings

AcousTileSusp.Lay-In 5% Now \$1,400 2031 * * 5 \$400

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

Exposed Concrete 45% Now \$51,500 LIFE * * 5 \$1,200

Cracking/Crumbling, Extent : Moderate, Area Affected : 40%
Location : Throughout

Exposed Struc: Wood 45% 2-4 \$251,200 LIFE * *

Dry Rot/Decay, Extent : Moderate, Area Affected : 60%
Location : Throughout

Gypsum Board 5% Now \$4,500 LIFE * * 5 \$1,100

Cracking/Crumbling, Extent : Moderate, Area Affected : 100%
Location : Throughout

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2052 * * 5 \$300

Other Observation, Extent : Moderate, Area Affected : 100%
Location : 2nd Floor
Explanation : Main Service Switch Rated At 200 Amperes.

Raceway

Conduit 50% 2026 \$2,000 1

Conduit 50% 2052 * * 1

Panelboards

Fused Toggle Switch 5% 2-4 \$400 2051 * * 5

On Extended Life, Extent : Moderate, Area Affected : 100%
Location : 1st Floor

Molded Case Bkrs 50% 2048 * * 5 \$200

Molded Case Bkrs 45% 2025 \$3,500 5 \$100

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Braided Cloth	50%	2-4	\$4,300	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The 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, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	HID	10%			2026	\$10,600	10		
	Egress Lighting								
	Exit, Service	100%			2026	\$3,500	1		
	Exterior Lighting								
	HID	100%			2026	\$49,200	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2046	**	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Buried							
		Explanation : One 1,000 Gallon Tank							
Conversion Equipment									
	Furnace	10%			2026	\$2,900	1	\$600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Above Supervisor Office							
		Explanation : Unit Serves Supervisor's Office							
	Steam Boiler	90%			2031	**	1	\$11,100	
Distribution									
	Central Plant Steam Piping/Pmp	100%			2026	\$206,600	4	\$900	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	100%			2024	\$65,300	1	\$4,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
	On Extended Life, Extent : Moderate, Area Affected : 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		
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	* *	1-5	\$6,500	

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

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
Program / Asset # : DOS0012.020 / 2012 **Yr Built/Renovated** : 1985 / 2002
Area Sq Ft : 4,334 **Project Type** : SANITATION
Date of Survey : 08-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2685 **Lot** : 100 **BIN** :

CAPITAL	FY 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



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

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

Asset # : 2012

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	* *	5	\$1,400		
Metal Panel	88%	Now	\$9,300	2047	* *	5	\$23,200		
Corrosion/Rusting, Extent : Severe, Area Affected : 15%									
Location : Perimeter At Foundation Wall									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Various Locations - All Facades									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Explanation : Vegetative Growth									
Metal Sect. OHD	10%			2040	* *	5	\$4,400		
Windows									
Aluminum	95%	Now	\$174,900	2052	* *	5	\$2,000	1	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
No Component	5%								
Roof									
Metal Panel	100%			2040	* *	10	\$20,200		
Interior									
Floors									
Cast in Place Concrete	100%			LIFE	* *	5	\$12,800		
Interior Walls									
Concrete Masonry Unit	20%			LIFE	* *	5	\$300		
Metal Panel	80%	Now	\$7,200	LIFE	* *				
Other Observation, Extent : Severe, Area Affected : 20%									
Location : Wash Area									
Explanation : Mold Issues									
Ceilings									
Fiber Board	100%	Now	\$8,000	2032	* *				
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Wash Area									

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

Under 600 Volts

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

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

Asset # : 2012

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	70%			2027	\$1,100	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 1,000 Ampere Main Disconnect Switch									
	Fused Disc Sw	30%			2027	\$500	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main 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 Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2037	**	5	\$1,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2012

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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



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

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$167,300	2040	* *	5	\$209,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Building Is Unoccupied And Scheduled To Be Demolished. Report To Follow Is A Carryover From July 2015							
Windows									
	Aluminum	10%	Now	\$29,700	2055	* *	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Office							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%							
		Location : Office							
	Fiberglass Panel	85%	Now	\$93,900	2038	* *	5	\$10,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%	4+	\$10,600	2033	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Parapets									
	Metal Rail	100%	Now	\$315,400	2035	* *	5	\$268,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Roof									
	Cast in Place Concrete	25%	Now	\$37,400	LIFE	* *			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : Over Garbage Disposal Area							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Garbage Disposal Area							
	Metal Panel	75%	Now	\$245,700	2035	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Over Garbage Disposal Area							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Roof Edges							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Garbage Disposal Area							
Soffits									
	Cast in Place Concrete	7%	Now	\$149,600	LIFE	* *	5	\$21,200	
		Cracking/Crumbling, Extent : Light, Area 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.*

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	50%			2065		* *		
Chain Link	50%	Now	\$5,200	2040		* *		
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Swing Gates								
Site Pavements								
On-Site Walkways								
Asphalt	95%	Now	\$19,600	2033		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	5%			2035		* *		
Parking/Driveway								
Asphalt	13%	Now	\$19,600	2033		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Asphalt	87%			2033		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2030	\$38,600	5	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 1,200 Ampere Main Disconnect Switches									
Transformers									
Dry Type		100%			2028	\$16,500	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Kilovolt-ampere 480 Volt / 208 / 120 Volt									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2030	\$178,300	5	\$1,600	
Raceway									
Conduit		100%	Now	\$50,100	2060	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout Building									
Explanation : Rusted Conduits									

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DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	2%			2029	\$2,000	5		
	Molded Case Bkrs	98%	Now	\$99,300	2055	* *	5	\$800	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Wiring									
	Braided Cloth	90%	Now	\$51,700	2055	* *	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
	Thermoplastic	10%			2030	\$5,700	1		
Motor Controllers									
	Locally Mounted	10%			2028	\$3,900	5		
	Motor Control Center	90%	Now	\$152,700	2050	* *	5	\$700	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Ground									
Grounding Devices									
	Generic	100%	Now	\$9,900	LIFE	* *	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Water Main</i>									
<i>Explanation : Corroded</i>									
Lighting									
Interior Lighting									
	Incandescent	40%	Now	\$228,800	2040	* *	2	\$400	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Building Interior</i>									
	LED	60%			2035	* *			
Egress Lighting									
	No Component	50%							
	No Component	50%							
Exterior Lighting									
	HID	100%			2025	\$235,800	10	\$200	
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%	Now	\$646,500	2040	* *	1-3	\$33,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Building Interior</i>									
<i>Explanation : No Devices Connected To The Existing Control Panel.</i>									

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2030		1		
		Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Level Explanation : This Facility Being Used For Temporary Storage							
Conversion Equipment									
	Radiant Heater	5%			2025	\$45,600	2	\$1,200	
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : Office Area Other Observation, Extent : Light, Area Affected : 5% Location : Office Only Explanation : Electric Radiant Heater							
	No Component	95%							
Distribution									
	Steam Piping/Pump	100%	Now	\$11,400	2060	**			
		Abandoned in Place, Extent : Severe, Area Affected : 100% Location : Throughout Corroded, Extent : Severe, Area Affected : 100% Location : Throughout Damaged, Extent : Severe, Area Affected : 100% Location : Throughout							
Terminal Devices									
	Convactor/Radiator	40%	Now	\$5,500	2050	**	1	\$6,100	
		Abandoned in Place, Extent : Severe, Area Affected : 100% Location : Throughout Damaged, Extent : Severe, Area Affected : 40% Location : Throughout							
	Fan Coil Unit/Heat	60%	Now	\$23,100	2040	**	1	\$9,200	
		Abandoned in Place, Extent : Severe, Area Affected : 100% Location : Throughout Not in Service, Extent : Severe, Area Affected : 60% Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2029	\$7,800	1		
Conversion Equipment									
	Window/Wall Unit	5%			2023	\$5,400	1		
		Abandoned in Place, Extent : Severe, Area Affected : 100% Location : Office							
	No Component	95%							
Ventilation									

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

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

Asset # : 2017

Mechanical		Current Repair		Future Replacement		Maintenance										
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority							
Ventilation																
	Exhaust Fans															
	Interior	60%	Now	\$109,900	2040	* *	2	\$800								
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Not in Service, Extent : Severe, Area Affected : 60%														
		Location : Throughout														
	No Component	40%														
Plumbing																
	H/C Water Piping															
	Brass/Copper	40%	Now	\$153,500	2060	* *	1									
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Corroded, Extent : Severe, Area Affected : 40%														
		Location : Throughout														
	No Component	60%														
	HW Heat Exchanger															
	Steam Fired	100%	Now	\$82,000	2060	* *	4	\$5,200								
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Lower Level														
		Obsolete Equipment, Extent : Severe, Area Affected : 100%														
		Location : Mechanical Room														
	Sanitary Piping															
	Cast Iron	100%	Now	\$376,700	LIFE	* *	1									
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Corroded, Extent : Severe, Area Affected : 100%														
		Location : Lower Level														
	Fixtures															
	Generic	100%														
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Not in Service, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
Fire Suppression																
	Standpipe															
	Generic	100%	Now	\$214,500	2060	* *	1-5	\$18,700								
		Corroded, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Not in Service, Extent : Severe, Area Affected : 100%														
		Location : Throughout														

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

Estimates are rounded to the nearest hundred dollars.

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

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

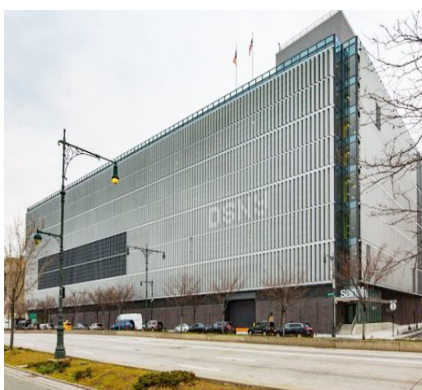
Print Date : 16-Sep-2019

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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	7%			LIFE	**	5	\$51,300	
	Metal/Glass Curt Wall	40%			LIFE	**	5	\$549,800	
	Metal Panel	40%	0-2	\$109,900	2054	**	5	\$549,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Solar Shades On South Facade Not Functioning							
	Metal Sect. OHD	4%			2045	**	5	\$91,600	
	Pre-Cast Concrete	8%			LIFE	**	5	\$190,600	
	Window Wall	1%			2054	**	5	\$27,500	
Windows									
	Aluminum	25%			2050	**	5	\$100	
	Metal Louvers	75%			2041	**	10	\$1,500	
Parapets									
	Metal/Glass Curt Wall	80%			2054	**	5	\$78,600	
	Metal Rail	10%			2045	**	5-10	\$45,800	
	Pre-Cast Concrete	10%			LIFE	**	5	\$16,000	
Roof									
	Panel/Paver: Cer/Brk	75%			2054	**	10	\$224,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Green Roof							
		Explanation : Component Actually Green Roof							
	Single Ply Membrane	25%			2036	**	10	\$56,100	
		Gravel/Stone Ballast, Extent : Light, Area Affected : 20%							
		Location : At Rooftop Mechanical Equipment							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout Roof Deck							
		Explanation : Concrete Walking Pads							
Soffits									
	Metal Panel	100%			2054	**	5-10	\$29,000	
Interior									
Floors									
	Cast in Place Concrete	4%			LIFE	**	5	\$48,100	
	Ceramic Tile	5%			2041	**	5	\$27,500	
	Sheet Vinyl/Rubber	10%			2036	**	5	\$82,500	
	Steel Plate	1%			LIFE	**	1		
	Traffic Topping	80%			2036	**	5	\$549,800	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	3%			2041	**	5	\$12,700	
	Concrete Masonry Unit	65%			LIFE	**	5	\$110,300	
	Glass: Single Pane	2%			LIFE	**	5	\$6,400	
	Gypsum Board	10%			LIFE	**	5	\$25,400	
	Masonry: Brick	5%			LIFE	**			
	Metal Coiling Doors	5%			2050	**	5	\$106,000	

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2045	**	5	\$82,100	
Exposed Concrete	5%			LIFE	**	5	\$4,300	
Exposed Struc: Steel	75%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$34,200	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2054	**	5	\$1,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3200 Amperes

Transformers

Dry Type

	100%			2045	**	5	\$1,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical And Mechanical Rooms

Explanation : 43 Dry Type Transformers With Various Ratings (112.5, 75, 45, 30, 15 Kilovolt-ampere)

Switchgear / Switchboard

Air Circuit Breaker

	100%			2054	**	5	\$1,900	
--	------	--	--	------	----	---	---------	--

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

Location : Electrical Room

Explanation : Lvcb (Low Voltage Circuit Breakers) With 5 - Vertical Sections

Raceway

Conduit

	100%			2054	**	1		
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Panelboards

Fused Disc Sw

	30%			2050	**	5	\$2,500	
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Molded Case Bkrs

	70%			2050	**	5	\$6,800	
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Wiring

Thermoplastic

	100%			2054	**	1		
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Motor Controllers

Locally Mounted

	70%			2045	**	5	\$1,700	
--	-----	--	--	------	----	---	---------	--

Motor Control Center

	30%			2045	**	5	\$3,000	
--	-----	--	--	------	----	---	---------	--

Ground

Grounding Devices

Generic

	100%			LIFE	**	5	\$5,400	
--	------	--	--	------	----	---	---------	--

Stand-by Power

Transfer Switches

Automatic

	100%			2045	**	1	\$113,000	
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DEPARTMENT OF SANITATION - 827
MANHATTAN 1/2/5 GARAGE
Asset # : 14836

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2036

* *

1-3

\$233,200

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

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

Heating

Energy Source
Utility Steam

100%

2054

* *

1

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

Conversion Equipment
Pres. Reducing
Valve/LP Steam

100%

2041

* *

5

\$21,800

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

Distribution

Hot Wtr Piping/Pump
Steam Piping/Pump

90%

2050

* *

4

\$24,400

10%

2054

* *

Terminal Devices

Air Handler
Convactor/Radiator
Unit Heater - Hot Water

90%

2036

* *

1

\$204,400

5%

2045

* *

1

\$5,900

5%

2036

* *

Air Conditioning

Energy Source

Electricity
Steam/HW System

5%

2050

* *

1

95%

2054

* *

1

Conversion Equipment

Absorption
Chiller/Steam/HW

10%

2041

* *

1

\$39,800

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

Split Unit

2%

2036

* *

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

No Component

88%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	10%			2054	**	4	\$2,700	
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Various Locations In Office Section (Under Warranty)									
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2036	**	1	\$22,700	
	Fan Coil - 2 Pipe	2%			2036	**	1	\$2,400	
	No Component	88%							
Heat Rejection									
	Evaporative Condenser	2%			2036	**	2	\$5,100	
	Water Cooling Tower	10%			2032	**	2	\$37,000	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Roof									
Explanation : 2 Units									
	No Component	88%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$204,800	
Exhaust Fans									
	Interior	100%			2036	**	2	\$11,200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2054	**	4	\$54,500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2036	**	4	\$7,800	
Sewage Ejector(s)									
	Electric	100%			2036	**	4	\$14,600	
Backflow Preventer									
	Generic	100%			2036	**	1	\$22,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Units From 1st - 5m Floor, 1 Unit From 1st To 6th Floor									
Explanation : 3 Units									
Fire Suppression									

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

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

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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
Program / Asset # : DOS0029.000 / 140 **Yr Built/Renovated** : 1983 / 2008
Area Sq Ft : 89,267 **Project Type** : SANITATION
Date of Survey : 18-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,PEN
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	53%	2-4	\$319,000	LIFE	**	5	\$46,400	
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
	Concrete Masonry Unit	10%	Now	\$60,200	LIFE	**	5	\$8,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Pillar At Southeast Corner							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 19%							
		Location : Pillar At Southeast Corner							
	Masonry: Brick Cavity	10%			LIFE	**	5	\$14,000	
	Masonry: Granite	2%			LIFE	**	5	\$2,100	
	Metal Sect. OHD	25%	Now	\$228,200	2033	**	5	\$54,800	
		Unit Inoperable, Extent : Moderate, Area Affected : 30%							
		Location : All Rapid Rollup Doors Inoperable (7 Doors)							
Windows									
	Aluminum	45%	Now	\$370,100	2053	**	5	\$4,200	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Office Windows							
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Unit Inoperable, Extent : Severe, Area Affected : 20%							
		Location : Various Office Windows							
	Glass Block	45%			LIFE	**	5	\$5,300	
	Metal Louvers	10%			2031	**	10	\$11,800	
Parapets									
	Masonry: Brick Cavity	50%	0-2	\$9,000	LIFE	**	5	\$3,700	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : At Sloped Glazing							
	Metal Panel	5%			2048	**	5	\$1,400	
	Metal Rail	45%	Now	\$18,600	2041	**	5	\$23,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Roof									
	Modified Bitumen	95%	Now	\$306,800	2033	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Over Shops And Locker Rooms							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
		Location : Penthouse At West Side							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Over Locker Rooms And Shops							
	Sloped Glazing	5%	Now	\$69,600	LIFE	**	5	\$76,100	
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Locker Rooms							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Pre-Cast Concrete	100%	0-2	\$37,200	LIFE	**	5	\$35,100	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 40%									
Location : Underside Of Soffits Throughout									
Interior									
Floors									
	Cast in Place Concrete	65%	Now	\$42,200	LIFE	**	5	\$170,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Garage									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Garage									
	Ceramic Tile	10%	Now	\$24,200	2037	**	5	\$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Mechanics Restrooms									
	Quarry Tile	15%			2041	**	5	\$27,000	
	Vinyl Tile	10%	Now	\$31,900	2028	\$106,200	3	\$4,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Interior Walls									
	Ceramic Tile	7%			2031	**	5	\$3,400	
	Concrete Masonry Unit	85%	0-2	\$19,200	LIFE	**	5	\$16,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Corners Of Stair Core Walls									
	Glass: Single Pane	3%			LIFE	**	5	\$1,100	
	Metal Coiling Doors	5%			2036	**	5	\$12,200	
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$151,500	2048	**	5	\$9,000	
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Offices									
	Exposed Struc: Steel	75%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$7,500	
	Metal Panel	5%			LIFE	**	5	\$7,500	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$66,800	2058	**			
Impact Damage, Extent : Severe, Area Affected : 25%									
Location : East Side Of Building At Parking Lot									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$87,500	2033	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Various Locations Around Perimeter Of Building									

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 0-2 \$6,400 2033 * *

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

Location : East Side Of Building

Tripping Hazard, Extent : Severe, Area Affected : 15%

Location : East Side Of Building

Parking/Driveway

Asphalt 100% Now \$14,500 2024 \$144,900

Potholes, Extent : Severe, Area Affected : 15%

Location : Driveway Apron At Entrance To Lot - East Side

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2028 \$2,600 5 \$400

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw 75% 2028 \$38,200 5 \$300

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

Location : Electrical Room

Explanation : 2- Vertical Sections

Molded Case Bkrs 25% 2028 \$12,700 5 \$600

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

Location : Electrical Room

Explanation : 1- Vertical 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

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Garage

Motor Control Center 50% 2026 \$7,700 5 \$1,200

Variable Frequency 5% Now \$3,400 2048 * *

Drive

Not Functioning, Extent : Severe, Area Affected : 100%

Location : Boiler Room

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated 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, Extent : Severe, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : Corroded							
Lighting								
Interior Lighting								
Fluorescent	50%			2028	\$91,400	10	\$36,700	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Offices And 2nd Floor							
HID	50%			2028	\$340,900	10	\$1,300	
Egress Lighting								
Emergency, Battery	50%			2023	\$56,300	10	\$9,700	
Exit, Service	50%			2023	\$11,300	1		
Exterior Lighting								
HID	10%	Now	\$35,100	2038	* *			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Outside							
	Explanation : Not Functional							
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 Pull Station, Alarm Bells, Smoke Detectors.							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%	Now	\$7,600	2028	\$152,300	5	\$12,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Underground Outside Of The Building							
		Explanation : 2 Potential Leaking Tanks							
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$602,400	2048	* *	1	\$35,600	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Both Boilers							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$12,200	2036	* *	4	\$3,900	
Corroded, Extent : Moderate, Area Affected : 40%									
Location : Circulating Pumps And Pipings, Boiler Room									
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room And Throughout									
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Circulation Pump, Ceiling Of Boiler Room									
Terminal Devices									
	Air Handler	20%	Now	\$219,800	2038	* *	1	\$8,900	
Abandoned in Place, Extent : Severe, Area Affected : 20%									
Location : 1 Unit In Boiler Rm. 2 Units In Penthouse, 2 Units On Roof.									
Not in Service, Extent : Severe, Area Affected : 20%									
Location : For Locker Room, Toilet Room, Penthouse									
	Convector/Radiator	10%			2026	\$41,800	1	\$2,600	
	Unit Heater - Hot Water	70%			2033	* *			
Air Conditioning									
Energy Source									
	Electricity	100%			2036	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	20%	Now	\$332,400	2033	* *	2	\$800	
Abandoned in Place, Extent : Severe, Area Affected : 20%									
Location : 2 Units. 3rd Fl. Mech. Room									
Not in Service, Extent : Moderate, Area Affected : 10%									
Location : For Locker Room, Toilet Room, Penthouse									
R-22 Refrigerant, Extent : Light, Area Affected : 20%									
Location : Penthouse									
	Split Unit	10%	Now	\$8,300	2028	\$166,800			
Not in Service, Extent : Moderate, Area Affected : 5%									
Location : 1 Unit, Roof									
R-22 Refrigerant, Extent : Light, Area Affected : 10%									
Location : 2 Units, Roof									
	Window/Wall Unit	8%			2021	\$13,000	1		
	No Component	62%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2023	\$12,000	2	\$11,200	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	
Exhaust Fans									
	Roof	50%			2028	\$64,900	2	\$1,200	
	No Component	50%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2038	**	1		
	Galvanized Steel	50%	0-2	\$17,100	2033	**	1		
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								
Water Heater									
	Gas Fired	100%	Now	\$4,800	2023	\$47,700	2	\$900	
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Penthouse								
	Explanation : The Tank Is Leaking And Rusted At The Bottom								
Sanitary Piping									
	Cast Iron	100%	Now	\$11,400	LIFE	**	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5%								
	Location : Oil Separator And Water Backup From Sewage At Boiler Room								
Storm Drain Piping									
	Cast Iron	100%	Now	\$3,300	LIFE	**	1		
	Leak Evident, Extent : Severe, Area Affected : 2%								
	Location : Leaking To 2nd Floor Locker 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								
	Explanation : 4 Sets On Gas Refill Stations								

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** 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 : MANHATTAN 3/3A GARAGE
Address : PIERS 36 - 299 SOUTH STREET BET CLINTON AND MONTGOMERY STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP005.020 / 2403 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 172,400 **Project Type** : SANITATION
Date of Survey : 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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
MANHATTAN 3/3A GARAGE
Asset # : 2403

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$300,600	LIFE	* *	5	\$21,900	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : Main Truck Entrances								
Weepholes Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
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	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Unit Inoperable, Extent : Moderate, Area Affected : 40%								
Location : Various Doors								
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%			2050	* *	5	\$55,300	
Metal Rail	10%	Now	\$4,400	2035	* *	5	\$11,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : At Walking Bridges Over Roof And Gantries								
Roof								
Built-Up (BUR)	65%			2030	\$4,416,900	10	\$312,200	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Recent Repair Evident, Extent : Light, Area Affected : 10%								
Location : Drains On East Side Of Roof								
Skylight, Plastic	5%			2035	* *	1		
Spray-on Foam	30%			2035	* *	5	\$192,100	
Soffits								
Metal Panel	100%			2050	* *	5-10		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$250,000	LIFE	**	5	\$252,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor At East Side Overhead Door Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Floor</i>								
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								
Asphalt	65%	Now	\$112,200	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	35%			2035	**			

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2035	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 And 45 Kilovolt-ampere							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$700	
	Raceway								
	Conduit	100%			2040	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2038	**	5	\$4,500	
	Wiring								
	Thermoplastic	100%			2040	**	1		
	Motor Controllers								
	Locally Mounted	8%			2035	**	5	\$100	
	Locally Mounted	2%	Now	\$3,000	2050	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Entry							
		Explanation : Overhead Door Operator Not Working							
	Motor Control Center	90%			2035	**	5	\$4,200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Meter Room							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2035	**	10	\$31,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	20%			2035	**	10	\$31,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Stairway							
		Explanation : Compact Fluorescent Lamps							
	HID	30%			2035	**	10	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
		Explanation : High Pressure Sodium							
	LED	30%			2035	**			
	Egress Lighting								
	Emergency, Battery	50%			2030	\$121,200	10	\$20,800	
	Exit, Service	50%			2030	\$24,200	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	50%			2030	\$339,400	10	\$300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside Perimeter					
				Explanation : Operated Via Photocell					
	No Component	50%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$10,900	2030	\$108,700	1	\$11,600	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Entrance, Fuel Pump, Alleyway And Pier					
				Explanation : Three Of Eight Cameras Not Working					
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2030	\$372,300	1-3	\$21,900	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Furnace	40%			2030	\$158,600	1	\$34,100	
				Other Observation, Extent : Light, Area Affected : 90%					
				Location : Leased Space					
				Explanation : 7 Rooftop Units					
	Furnace	50%	Now	\$118,900	2030	\$198,200	1	\$38,400	
				Broken, Extent : Severe, Area Affected : 60%					
				Location : Garage Heaters 12 Of 15 Units					
	No Component	10%							
	Terminal Devices								
	Air Handler	20%			2035	* *	1	\$21,300	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%	4+	\$54,500	2025	\$272,600	2	\$1,700	
		Malfunctioning, Extent : Moderate, Area Affected : 30%							
		Location : Rooftop							
	Ext Pkg Unit - Heating/Cooling	40%			2035	* *	2	\$4,200	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Rooftop							
		Explanation : Leased Space							
	Split Unit	20%	4+	\$143,700	2025	\$718,700			
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Roof And 2nd Floor							
	Split Unit	5%			2035	* *			
		Other Observation, 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								
	Roof	100%			2030	\$279,500	2	\$5,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	60%			2025	\$61,600	2	\$1,500	
	Gas Fired	40%			2025	\$41,100	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Leased Space							
		Explanation : Access From Outside							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Leased Space							
		Explanation : Access From Outside							
	Generic	60%			2035	* *	1	\$6,300	
Fixtures									
	Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
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%									
Location : Fueling Station									
Explanation : Over Fuel Tanks									

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

CAPITAL	FY 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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal/Glass Curt Wall	23%			LIFE	**	5	\$224,700		
Metal Panel	3%			2053	**	5-10	\$107,500		
Metal Sect. OHD	5%			2044	**	5	\$81,400		
Granite Panels	4%			LIFE	**	5	\$15,600		
Pre-Cast Concrete	64%	4+	\$229,800	LIFE	**	5	\$1,083,700		
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : All Facades									
Weathering Steel	1%			LIFE	**	1			
Windows									
Aluminum	90%	Now	\$9,400	2049	**	5	\$5,400		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : 4th Floor Garage									
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	**				
Broken Paver Blocks, Extent : Light, Area Affected : 5%									
Location : Terraced Roof - 4th Floor									
Paver Block Ballast, Extent : Light, Area Affected : 100%									
Location : Terraced Roof - 4th Floor									
Metal Panel	3%			2044	**	10	\$14,700		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Roof									
Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts									
Modified Bitumen	80%			2035	**	10	\$214,100		
Skylight, Plastic	2%			2044	**	1			
Interior									
Floors									
Cast in Place Concrete	20%			LIFE	**	5	\$274,800		
Ceramic Tile	8%	4+	\$20,300	2040	**	5	\$25,100		
Worn/Eroded, Extent : Light, Area Affected : 15%									
Location : Public Corridors									
Sheet Vinyl/Rubber	5%			2035	**	5	\$47,100		
Traffic Topping	67%	2-4	\$272,100	2035	**	5	\$263,100		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : M4 And Broom Garages									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Interior

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

Location : M4 Garage - West Elevation

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

Location : Throughout

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

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

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

Under 600 Volts

Service Equipment

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

Location : Ground Floor And Ground Floor Intermediate

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

Switchgear / Switchboard

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

Conduit	100%			2057		**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2057		**	1		
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Motor Controllers

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

Ground

Grounding Devices

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

Transfer Switches

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	25%			2037	**	10	\$96,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices, Hallway, Staircases And Locker 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									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2047	**	1		
	Conversion Equipment								
	Pres. Reducing	100%			2036	**	5	\$24,900	
	Valve/LP Steam								
	Distribution								
	Central Plant Steam	100%			2053	**	4	\$31,000	
	Piping/Pmp								
	Terminal Devices								
	Air Handler	5%			2037	**	1	\$13,000	
	Convactor/Radiator	5%			2044	**	1	\$6,800	
	Fan Coil Unit/Heat	90%			2035	**	1	\$122,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Absorption	40%			2040	**	1	\$181,700	
	Chiller/Steam/HW								
	No Component	60%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Light, Area Affected : 60%							
		Location : 3 Units From Basement To 4th Floor							
		Explanation : 3 Units							
	Hydraulic	40%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Ground To 3rd 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	

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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



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

Asset # : 13643

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	5%	Now	\$265,300	LIFE	* *	5	\$46,800	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Crazing, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
				Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	Masonry: Brick	80%	Now	\$603,100	LIFE	* *	5	\$95,900	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 15%					
				Location : Throughout					
				Diagonal Cracks, Extent : Severe, Area Affected : 20%					
				Location : Corners					
				Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
				Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
	Masonry: Granite	5%	Now	\$73,900	LIFE	* *	5	\$4,500	
				Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%					
				Location : Building Base					
	Metal Sect. OHD	10%	Now	\$234,100	2041	* *	5	\$18,700	
				Other Observation, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Explanation : Broken/ Missing Elements					
Windows									
	Aluminum	20%			2044	* *	5	\$7,900	
	Steel	80%	Now	\$1,711,800	2053	* *	5	\$196,500	1
				Bent/Warped Elements, Extent : Severe, Area Affected : 70%					
				Location : Throughout					
				Deformed/Dented, Extent : Severe, Area Affected : 70%					
				Location : Throughout					
				Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%					
				Location : Throughout					

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	10%	Now	\$53,600	LIFE	* *	5	\$10,400	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Coping					
				Crazing, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%					
				Location : Coping					
	Masonry: Brick	90%	Now	\$292,300	LIFE	* *	5	\$12,100	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Diagonal Cracks, Extent : Severe, Area Affected : 25%					
				Location : Corners					
				Vertical Cracks, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
Roof									
	Built-Up (BUR)	25%			2033	* *	10	\$27,500	
	Built-Up (BUR)	70%	Now	\$1,089,800	2038	* *			1
				Blisters, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Garage Area					
				Worn/Eroded, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	Skylight, Metal/Glass	5%	Now	\$847,500	2058	* *			1
				Broken/Missing Elements, Extent : Severe, Area Affected : 50%					
				Location : Main Roof					
				Corrosion/Rusting, Extent : Severe, Area Affected : 50%					
				Location : Main Roof					

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	48%	Now	\$193,300	LIFE	* *	5	\$97,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Throughout Garage Area								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ceramic Tile	5%			2031	* *	5	\$4,600	
	Steel Plate	2%	Now	\$176,700	LIFE	* *	1		
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Stairs								
	Uneven Surface, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
	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 Quality								
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$20,200	LIFE	* *	5	\$3,500	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Office								
	Masonry: Brick	35%	Now	\$248,500	LIFE	* *			
	Staining/Discoloring, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Multiple Locations								
	SGFT/Glazed Masonry	20%	Now	\$70,500	LIFE	* *			
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Near Restroom Entrance								
	Not Accessible	35%							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	35%	Now	\$218,100	LIFE	**	5	\$5,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
Exposed Struc: Steel	20%	Now	\$407,800	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Garage Area							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Garage Area							
Plaster	10%	Now	\$25,400	LIFE	**	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Office							
Not Accessible	35%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
Free Standing Walls								
Masonry: Brick	100%	0-2	\$71,400	2038	**			
	Loose Units, Extent : Moderate, Area Affected : 25%							
	Location : Archways At West 215 St							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$117,000	2033	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
	Location : Perimeter Sidewalks Throughout							
	Tripping Hazard, Extent : Severe, Area Affected : 25%							
	Location : Perimeter Sidewalks Throughout							
Parking/Driveway								
Asphalt	70%			2031	**			
Cast in Place Concrete	30%	Now	\$8,700	2033	**			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 25%							
	Location : West 215th Street Side							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2038	**	5	\$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes									
Switchgear / Switchboard									
	Molded Case Bkrs	50%			2038	**	5	\$700	
	Molded Case Bkrs	50%			2028	\$89,200	5	\$700	
Raceway									
	Conduit	95%			2028	\$47,600	1		
	Conduit	5%			2038	**	1		
Panelboards									
	Molded Case Bkrs	95%			2027	\$96,200	5	\$1,400	
	Molded Case Bkrs	5%			2050	**	5	\$100	
Wiring									
	Braided Cloth	80%	2-4	\$46,000	2053	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	15%			2028	\$8,600	1		
	Thermoplastic	5%			2054	**	1		
Motor Controllers									
	Locally Mounted	100%			2026	\$39,000	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	30%			2023	\$31,000	10	\$15,600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Offices And 2nd Floor									
	Fluorescent	5%	Now	\$5,200	2038	**			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 2nd Floor									
Explanation : Not Functional									
	Fluorescent	2%			2036	**	10	\$1,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : New Locker Room									
	HID	60%			2023	\$72,200	10	\$1,100	
	LED	3%			2036	**			

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

Asset # : 13643

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated 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 Room Only

Explanation : Emergency Lights

Exit, LED

10%

2063

**

1

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

Location : New Locker Room Only

Explanation : Exit Lights

No Component

80%

Exterior Lighting

HID

30%

2023

\$67,100

10

\$100

No Component

70%

Lightning Protection

Arresters/Cabling

Generic

100%

Now

\$126,900

2068

**

5

\$800

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

Location : Stacks

Explanation : Not In Service

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

Heating

Energy Source

Fuel Oil No 2

100%

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

Corroded, Extent : Severe, Area Affected : 50%

Location : Throughout

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

Location : 1st Floor Central Garage.

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13643

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	20%			2026	\$59,400	1	\$3,700	
	Unit Heater - Steam	15%	Now	\$3,000	2023	\$29,800	4	\$800	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : 2nd Floor Locker Room</i>								
	Unit Heater - Steam	10%			2038	**	4	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
	<i>Location : 1st Floor Central Garage.</i>								
	<i>Explanation : New Installation</i>								
	No Component	55%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Split Unit	5%			2036	**			
	<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
	<i>Location : 2nd Fl. Female Supervisor Locker Room</i>								
	Window/Wall Unit	5%			2021	\$5,800	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								
	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		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								
	Water Heater								
	Gas Fired	100%			2026	\$33,800	2	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Boiler Room</i>								
	<i>Explanation : 2 Units</i>								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

Fire Suppression

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 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

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP
Asset # : 4517

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	55%	Now	\$163,500	LIFE	**	5	\$83,600	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%								
	Location : West Street Facade								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : West Street Facade								
	Metal Panel	10%			2048	**	5-10	\$104,600	
	Metal Sect. OHD	10%	Now	\$49,500	2033	**	5	\$23,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Doors On East And West Facades								
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Base Of Doors On East And West Facades								
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Explanation : Broken/missing Elements								
	Weathering Steel	5%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rooftop Ramp								
	Explanation : Component Actually Structural Beams								
	Window Wall	20%			2048	**	5	\$114,100	
Windows									
	Aluminum	40%	0-2	\$59,500	2036	**	5	\$3,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Offices And Meeting Areas Overlooking West Street								
	Metal Louvers	60%			2031	**	10	\$63,800	
Parapets									
	Masonry: Brick Cavity	95%	0-2	\$36,900	LIFE	**	5	\$15,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : At Control Joints								
	Metal Panel	5%			2048	**	5	\$3,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	55%	Now	\$942,000	2038	* *			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
		Location : West Side Of Building							
		Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%							
		Location : Over 2nd Floor Shops							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Roof Over Repair Shop							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Perimeter Walls And At Drains							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over 2nd Floor Shops							
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Roof Entire							
	Metal Panel	35%	Now	\$498,300	2048	* *			1
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Over Parking Area							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Over Parking Area							
	Paver: Asphalt	10%	Now	\$113,100	2043	* *			1
		Broken Paver Blocks, Extent : Moderate, Area Affected : 20%							
		Location : Patio Area							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Over 2nd Floor Repair Shop							
		Vegetation Growth, Extent : Moderate, Area Affected : 25%							
		Location : Patio Area							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Over 2nd Floor Repair Shop							
Interior									
Floors									
	Asphalt Poured	20%	Now	\$15,400	2033	* *	5	\$13,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Parking Area On Third Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Parking Area On Third Floor							
	Carpet	10%			2024	\$359,200	3	\$54,000	
	Cast in Place Concrete	50%	Now	\$292,700	LIFE	* *	5	\$295,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : At Trench Drains Of First Floor Garage							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Stock Room In 2nd Mezzanine, Entrance Ramps And Aprons							
	Ceramic Tile	20%			2031	* *	5	\$54,000	

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	76%			LIFE	* *	5	\$58,300	
	Horizontal Cracks, Extent : Light, Area Affected : 20%								
	Location : Various Locations Throughout 1st And 2nd Floor Garages								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : Interior Expansion Joints								
	Vertical Cracks, Extent : Light, Area Affected : 15%								
	Location : Various Locations Throughout 1st And 2nd Floor Garages								
	Glass: Single Pane	2%			LIFE	* *	5	\$2,900	
	Gypsum Board	15%			LIFE	* *	5	\$17,200	
	Masonry: Brick	5%			LIFE	* *			
	Metal Coiling Doors	2%			2050	* *	5	\$19,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Ramp - Recent Installation								
	Explanation : Component Actually Rapid Rollup Door								
Ceilings									
	AcousTileSusp.Lay-In	20%	4+	\$45,500	2033	* *	5	\$27,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout 1st And 3rd Floor Offices								
	Exposed Struc: Steel	80%	Now	\$2,370,700	LIFE	* *			
	Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
	Location : Structural Beams								
	Water Penetration, Extent : Moderate, Area Affected : 40%								
	Location : Parking Area Over Third Floor, Repair Shops								
	Worn/Eroded, Extent : Severe, Area Affected : 20%								
	Location : Fireproofing Delaminating Off Of Structural Beams								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	95%	Now	\$12,600	2041	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : East Side At 11th Avenue And At Garage Entrance On West Street								
	Pavers/Stone	5%	Now	\$1,400	2031	* *			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : West Street Walkways								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 3- Main Service Disconnect Switches Rated At 1- 4000 Amperes And 2-2500 Amperes								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2033	**	5	\$800	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Boiler Room And Mechanical Room						
			Explanation : 75 Kilovolt-ampere, 30 Kilovolt-ampere, 480/208/120 Volts						
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	**	5	\$900	
			Other Observation, Extent : Moderate, Area Affected : 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 : Moderate, Area Affected : 100%						
			Location : Sprinkler / Standpipe Room						
			Explanation : Connected To Main 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 : Light, Area Affected : 100%						
			Location : Repair Shop						
	Fluorescent	40%			2033	**	10	\$75,300	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	HID	30%			2033	**	10	\$2,000	
	Egress Lighting								
	Emergency, Battery	50%			2028	\$144,300	10	\$24,800	
	Exit, Service	50%			2028	\$11,900	1		
	Exterior Lighting								
	HID	30%			2028	\$242,400	10	\$200	
	No Component	70%							
Alarm									

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated 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 : Moderate, Area Affected : 100%**Location : Hallways, Repair Shop And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$664,700

1-3

\$37,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

Conversion Equipment

Furnace

80%

2033

* *

1

\$81,200

*Other Observation, Extent : Severe, Area Affected : 80%**Location : Roof Level**Explanation : 14 Rooftop Package Units*

Hot Water Boiler

20%

2033

* *

1

\$20,300

*Other Observation, Extent : Light, Area Affected : 20%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

20%

2036

* *

4

\$2,000

*Leak Evident, Extent : Moderate, Area Affected : 3%**Location : 1st Floor Gas Room (Maintenance Issue)*

No Component

80%

Terminal Devices

Convactor/Radiator

10%

2033

* *

1

\$6,600

Unit Heater - Steam

10%

2028

\$71,600

4

\$1,900

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2033

* *

2

\$12,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 14 Rooftop Package Units - Refrigerant 410 A*

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DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP

Asset # : 4517

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room								
	Not Energy Efficient, Extent : Moderate, Area Affected : 60%								
	Location : Boiler Room								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : The System Has No Return Line								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2033	**	1	\$12,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 Unit - 1, 1m, 2, 2m, 3; 2 Units - 1, 1m, 2, 2m								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2048	**	1-5	\$107,300	
	Sprinkler								
	Generic	100%			2038	**	1-2	\$57,500	
	Fire Pump								
	Generic	100%			2037	**	1	\$38,300	

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

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*** 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 - WEST DISTRICT 5 GARAGE
Address : 48-01 58 ROAD
Borough : QUEENS **Agency's Number** : S211-238
Program / Asset # : DOS0059.000 / 4518 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 79,000 **Project Type** : SANITATION
Date of Survey : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	80%	Now	\$139,800	LIFE	* *	5	\$10,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : 58th Road And 47th Street								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Coiling Doors	15%	0-2	\$180,600	2049	* *	5	\$4,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 70%								
	Location : All Facades								
	Deformed/Dented, Extent : Moderate, Area Affected : 30%								
	Location : All Facades								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Window Wall	5%	Now	\$2,600	2049	* *	5	\$1,900	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : East Facade								
Windows									
	Aluminum	100%			2045	* *	5	\$3,900	
Parapets									
	Concrete Masonry Unit	90%	Now	\$424,800	LIFE	* *	5	\$17,700	1
	Expansion Jnt Failure, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 35%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Many Units Misaligned								
	Pre-Cast Concrete	10%	Now	\$64,900	LIFE	* *	5	\$10,900	1
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Coping								
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Coping								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	95%	Now	\$2,677,800	2039	* *			
Ponding, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Vegetation Growth, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Bulkheads, Locker Rooms, Second Floor									
	Sloped Glazing	5%			LIFE	* *	5	\$132,800	
Soffits									
	Alum/Vinyl Siding	100%			2039	* *	10		
Interior									
Floors									
	Cast in Place Concrete	53%			LIFE	* *	5	\$135,400	
	Cast in Place Concrete	20%	Now	\$50,600	LIFE	* *	5	\$51,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Drains Inad/Misposn, Extent : Severe, Area Affected : 50%									
Location : Wash Bay									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Wash Bay									
Explanation : Clogging									
	Ceramic Tile	12%			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	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Freestanding Wall In Wash Bay Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Garage Garage Near Parking Area, Freestanding Wall In Wash Bay Area									
	Glass: Single Pane	2%			LIFE	* *	5	\$2,100	
	Gypsum Board	5%			LIFE	* *	5	\$4,200	
	SGFT/Glazed Masonry	10%			LIFE	* *			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%	Now	\$147,700	2049	* *	5	\$8,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Office Area, Second Floor Corridor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Office Area Locker Rooms							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Locker Rooms, Second Floor, Lunch Room							
	Exposed Struc: Steel	83%	4+	\$425,500	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Garage							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage							
	Gypsum Board	2%	Now	\$2,500	LIFE	* *	5	\$2,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkheads And Locker Rooms							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			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+	\$45,000	2038	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$72,100	10	\$29,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, 2nd Floor							
	Fluorescent	40%			2029	\$72,100	10	\$29,000	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Main Garage							
	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%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	Now	\$74,700	2039	* *	1	\$8,000	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : CCTV Surveillance Cameras Not Functional							
	Fire/Smoke Detection								
	Generic, Digital	100%			2029	\$852,900	1-3	\$48,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	80%			2049	**	1		
	Interruptible Gas/Dual Fuel	20%			2049	**	1		
Conversion Equipment									
	Furnace	60%			2037	**	1	\$23,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 18 New Gas Fired Units							
	Furnace	20%			2034	**	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage							
		Explanation : 12 Modine Heaters							
	Hot Water Boiler	20%			2034	**	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	20%			2037	**	4	\$1,200	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	10%	0-2	\$2,100	2034	**	1	\$2,300	
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
	Unit Heater - Hot Water	10%			2037	**			
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2030	\$144,200	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit In Garage							
	Ext Pkg Unit - Heating/Cooling	5%			2029	\$48,300	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit on Roof							
	Ext Pkg Unit - Heating/Cooling	10%			2037	**	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units, R-410a Refrigerant							
	No Component	80%							
Ventilation									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Light, Area Affected : 1% Location : Boiler Room Explanation : 1 Abandoned Unit Remains In Place.							
	Sanitary Piping								
	Cast Iron	100%	Now	\$11,300	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Wash Bay Area							
	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	

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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	\$315,400	\$16,500	\$47,500	\$29,900



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	78%	Now	\$227,300	LIFE	**	5	\$58,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%								
	Location : West Facade Over Garage Entrance								
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : South Facade								
	Metal Coiling Doors	15%			2043	**	5	\$35,000	
	Pre-Cast Concrete	2%			LIFE	**	5	\$9,700	
	Window Wall	5%	Now	\$18,700	2040	**	5	\$7,000	
	Glazing Clouded, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
Windows									
	Aluminum	95%			2038	**	5	\$6,100	
	Metal Louvers	5%			2039	**	10	\$2,000	
Parapets									
	Concrete Masonry Unit	50%			LIFE	**	5-10	\$27,300	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Parapet Wall								
	Masonry: Brick Cavity	48%			LIFE	**	5-10	\$32,700	
	Pre-Cast Concrete	2%			LIFE	**	5	\$2,500	
Roof									
	Built-Up (BUR)	95%	Now	\$1,688,700	2040	**			
	Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Garage Parapet Wall And Upper And Lower Garage Roof								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Lunch Room, Locker Room, Offices, Exercise Room, Intersection Of Garage 2 Roof And Upper Garage								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Skylight, Plastic	5%	Now	\$120,900	2043	**	1		1
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Roof Over Garage								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$211,400	LIFE	**	5	\$213,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Second Floor And Ramps								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Garage Area								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Explanation : Ground Water								
Ceramic Tile	5%			2033	**	5	\$7,500		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : First Floor 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		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Entry Stair Treads								
Vinyl Tile	2%			2030	\$26,600	3	\$1,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Lunch Room, 2nd Floor Lounge, And 1st Floor Office Space								
Interior Walls									
Cast in Place Concrete	5%	Now	\$69,200	LIFE	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
Cast in Place Concrete	10%			LIFE	**	10	\$52,500		
Ceramic Tile	10%			2039	**	5	\$21,000		
Concrete Masonry Unit	20%	Now	\$19,400	LIFE	**	5	\$16,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : At Second Floor Ramp Pilaster Bases								
Gypsum Board	10%			LIFE	**	5-10	\$35,700		
Masonry: Brick	5%			LIFE	**	10	\$3,100		
SGFT/Glazed Masonry	40%			LIFE	**	10	\$42,000		

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	Now	\$63,300	2047	* *	5	\$7,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Locker Rooms, Lunch Room, Corridors							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Locker Rooms, Lunch Room, Exercise Room, 2nd Floor Lounge							
	Exposed Struc: Steel	70%			LIFE	* *	10	\$210,000	
	Exposed Struc: Steel	10%	Now	\$65,900	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Telephone Room, Boiler Room, Queens 13 Garage Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Queens 13 Garage Floor, Boiler Room							
	Gypsum Board	10%			LIFE	* *	5-10	\$51,600	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	* *			
	Retaining Walls								
	Cast in Place Concrete	100%	4+	\$600	2050	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Walls Adjacent To Ramp Entrances							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$10,500	2035	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Parking Area							
	Parking/Driveway								
	Asphalt	70%	0-2	\$155,800	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Parking Area							
	Cast in Place Concrete	30%	0-2	\$163,900	2043	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%	2-4	\$2,600	2060	* *	5	\$200	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Electrical Switch Gear Basement									
Other Observation, Extent : Light, Area Affected : 30%									
Location : Electrical Room									
Explanation : The System Consists Of Two Main Service Disconnect Switches Rated At 2,000 Amperes Each. The Enclosure Is Corroded.									
	Switchgear / Switchboard								
	Fused Disc Sw	100%	2-4	\$76,400	2060	* *	5	\$200	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Switchgear Board Electrical Room In Basement									
	Raceway								
	Conduit	95%			2030	\$14,800	1		
	Conduit	5%	2-4	\$800	2060	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Garage And Electrical Room Basement At Northwall Garage									
	Panelboards								
	Fused Disc Sw	5%			2029	\$2,300	5	\$100	
	Molded Case Bkrs	10%	2-4	\$4,700	2055	* *	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor Garage, Basement Garage, And Electrical Room									
	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	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Water Main In Basement									
	Stand-by Power								
	Transfer Switches								
	Manual	100%			2030	\$9,300	5	\$400	
Lighting									

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	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 Composed Of T-8 Lamp Type, Fixtures In Satisfactory Condition.								
Fluorescent	10%			2025	\$22,900	10	\$9,200		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanic Shop On 1st Floor								
	Explanation : Fixtures Are T-5 Lamp Type And Are In Satisfactory Condition.								
Fluorescent	2%			2025	\$4,600	10	\$1,800		
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : 1st And 2nd Floor Lobby By The Stairs								
HID	10%			2025	\$85,400	10	\$300		
Egress Lighting									
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 Affected : 100%								
	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, It Is An Obsolete System.								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2040	* *	1		
Natural Gas	95%			2050	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	80%	0-2	\$18,400	2025	\$184,400	1	\$35,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : 8 Rooftop Units Are Out Of Service Frequently And Not Energy Efficient</i>							
	Hot Water Boiler	20%			2043	**	1	\$9,900	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
		<i>Location : Boiler Room</i>							
		<i>Explanation : 1 Gas Fired Hot Water Boiler</i>							
	Distribution								
	Hot Wtr Piping/Pump	20%			2038	**	4	\$1,500	
	No Component	80%							
	Terminal Devices								
	Convactor/Radiator	15%			2028	\$78,600	1	\$4,900	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Entry</i>							
	Fan Coil Unit/Heat	5%			2025	\$73,300	1	\$1,600	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$12,300	2030	\$245,000	2	\$1,000	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Rooftop Unit 2 Has No Heating</i>							
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
		<i>Location : 3 Package Units On The Roof</i>							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	0-2	\$180,400	LIFE	**	2-5	\$11,200	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Various Locations</i>							
		<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : At Fresh Air Intake Points</i>							
		<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$70,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	70%			2030	\$113,700	2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Larger Size Roof Fans							
	Roof	30%			2025	\$48,700	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Smaller Size Roof Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	60%			2029	\$35,800	2	\$900	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Mechanical Room							
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room, 1 Of 2 Defective Hot Water Heaters							
	Gas Fired	40%			2029	\$23,900	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 New Unit							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$14,300	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Water Backs Up Into Basement Level							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$3,300	2025	\$3,300	4	\$2,100	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Duplex With One Pump Missing							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 1 Temporary Pump Is Being Used							
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Explanation : In Need Of Repair							
Fire Suppression									
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$28,100	

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

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

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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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,100			
Interior Architecture	\$41,400			\$2,600
Electrical	\$10,700	\$41,500		
Mechanical	\$36,600	\$45,700	\$28,100	\$13,600
Total	\$108,800	\$87,200	\$28,100	\$16,200
Importance Code A	\$22,400	\$10,400	\$9,200	\$9,200
Importance Code B	\$73,100	\$76,800	\$18,900	\$7,000
Importance Code C	\$13,300			
Total	\$108,800	\$87,200	\$28,100	\$16,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$100,800	LIFE	* *	5	\$42,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	25%	Now	\$1,347,900	LIFE	* *	5	\$42,900	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Bulkheads							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Vegetation Growth, Extent : Moderate, Area Affected : 40%							
		Location : East Facade							
	Masonry: Brick	50%	Now	\$539,100	LIFE	* *	5	\$85,700	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : At Window Lintels And Doors							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Vertical Cracks, Extent : Severe, Area Affected : 15%							
		Location : Corners Of North Facade							
	Masonry: Granite	5%	Now	\$105,700	LIFE	* *	5	\$6,400	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	10%	0-2	\$202,800	2032	* *	5	\$26,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	5%	Now	\$59,100	LIFE	* *	5	\$27,900	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : At Window Sills And Lintels							
		Misaligned/Bulging, Extent : Severe, Area Affected : 15%							
		Location : South East Windows							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : South East Corner							
		Explanation : Vegetative Growth							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Metal Louvers	3%	0-2	\$2,300	2030	\$22,500			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Steel	97%	Now	\$1,276,100	2052	* *	5	\$146,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 35%							
		Location : Exterior Window Frames							
Parapets									
	Masonry: Brick	50%	Now	\$140,900	LIFE	* *	5	\$5,900	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Corners							
		Horizontal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : East Facade At Incinerator And Boiler Room							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : East Facade							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : East Side Parapets							
		Explanation : Netting Installed On Parapets							
	Masonry: Limestone	7%	Now	\$17,900	LIFE	* *	5	\$1,000	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Coping							
	Pre-Cast Concrete	43%			LIFE	* *	5	\$31,700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	40%	Now	\$662,900	2037	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Entrance Under Canopy							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Single Ply Membrane	30%			2035	* *	10	\$35,100	
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Roof Atop Furnace							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof Atop Furnace							
		Explanation : Work Almost Complete But Job Does Not Appear Active							
	Skylight, Metal/Glass	15%	Now	\$2,706,400	2057	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Upper Roof							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%							
		Location : Upper Roof							
	Under Construction	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Above Boiler Room							
		Explanation : Construction Underway							
Interior									
Floors									
	Cast in Place Concrete	78%	Now	\$352,800	LIFE	* *	5	\$237,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement, Garage Area And Boiler Room							
	Ceramic Tile	5%	Now	\$28,100	2036	* *	5	\$3,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Terrazzo	2%			LIFE	* *	5	\$2,200	
	Vinyl Tile	15%	Now	\$184,900	2037	* *	3	\$7,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$209,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	30%	Now	\$220,600	LIFE	**	5	\$19,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$13,300	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$512,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Interior Window Sills In Garage Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$52,800	2047	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Locker Room And Kitchen/ Lounge</i>								
Exposed Concrete	85%	Now	\$793,000	LIFE	**	5	\$18,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room and Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$41,000	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - 2nd Floor</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2025	\$16,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 45 Kilovolt-ampere 480/277v Pri - 208/120v Sec</i>								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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%	2-4	\$95,900	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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	100%	Now	\$9,900	LIFE	* *	5	\$1,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2032	* *	10	\$25,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices, Hallway And Locker Room							
	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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2037	**	1		
	Conversion Equipment								
	Steam Boiler	75%	Now	\$44,000	2025	\$440,300	1	\$62,100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Controllers, 2nd Floor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Supplies Both Central Repair Shop And Police Repair Shop							
		Explanation : 2 Units. Boilers Also Supply Other Nearby Buildings							
	Steam Boiler	25%			2044	**	1	\$23,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : One Unit							
Distribution									
	Central Plant Steam Piping/Pmp	100%			2027	\$1,535,400	4	\$4,600	
Terminal Devices									
	Convactor/Radiator	70%	Now	\$136,000	2032	**	1	\$18,900	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	30%	Now	\$48,600	2027	\$97,300	4	\$2,600	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%			2037	**	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : Newly Installed.							
	Window/Wall Unit	10%			2022	\$18,900	1		
	No Component	70%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2027	\$51,800	1	\$3,000	
	No Component	90%							
Heat Rejection									
	Dry Cooler	10%			2027	\$14,800	2	\$6,500	
	No Component	90%							
Ventilation									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	60%	Now	\$10,000	LIFE	**	2-5	\$31,100	
		Needs Cleaning, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	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	100%	Now	\$16,900	2057	**	4	\$900	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Pneumatic System							
		Not in Service, Extent : Severe, Area Affected : 50%							
		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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Alum/Vinyl Siding	10%	Now	\$20,700	2047	**			
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead At Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Material Is Actually An Aluminum Panel Cladding System								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$22,500	
Metal Sect. OHD	15%			2040	**	5	\$56,200	
Pre-Cast Concrete	65%			LIFE	**	5	\$253,200	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Entry Facade								
Windows								
Aluminum	95%			2043	**	5	\$37,300	
Metal Louvers	5%			2036	**	10	\$12,300	
Parapets								
Concrete Masonry Unit	70%			LIFE	**	5	\$10,700	
Metal/Glass Curt Wall	10%			2047	**	5	\$5,200	
Metal: Cage/Fence	5%			2040	**	5-10	\$5,200	
Pre-Cast Concrete	15%	Now	\$7,500	LIFE	**	5	\$12,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Under Coping Stone - Throughout								
Roof								
Modified Bitumen	85%	Now	\$132,300	2032	**			
Blisters, Extent : Light, Area Affected : 20%								
Location : Various Locations Throughout								
Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Expansion Joints								
Skylight, Plastic	13%	Now	\$68,800	2040	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Various Locations Throughout								
Sloped Glazing	2%			LIFE	**	5	\$29,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,300	
Ceramic Tile	20%			2036	**	5	\$18,600	
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Corridors Throughout								
Sheet Vinyl/Rubber	10%			2032	**	5	\$13,900	
Traffic Topping	60%	Now	\$14,400	2032	**	5	\$34,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North East Corner Of Garage From Ground Water Back Up								

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

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

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

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, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Long Span Trusses And Metal Deck

Metal Panel	10%			LIFE		**	5	\$11,600	
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Air Circuit Breaker	70%			2053		**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 2500 Amperes And 2000 Amperes Main Disconnect Switch

Fused Disc Sw	30%			2053		**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : One 3000 Amperes Main Disconnect Switch

Transformers

Dry Type	50%			2044		**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 500 Kilovolt-ampere, Two 30 Kilovolt-ampere 480/277v Pri - 208/120lv Sec

Liquid Filled	50%			2044		**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Outside

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Air Circuit Breaker	70%			2053		**	5	\$200	
Fused Disc Sw	30%			2053		**	5	\$100	

Raceway

Conduit	100%			2053		**	1		
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DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	75%			2032	* *	1	\$23,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Heating And Ventilation Units Covering The Garage Area							
	Hot Water Boiler	10%			2044	* *	1	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 5 Units Covering The Offices Area							
	Radiant Heater	15%			2035	* *	2	\$4,300	
Distribution									
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$26,000	
	Hot Wtr Piping/Pump	10%			2049	* *	4	\$500	
	No Component	15%							
Terminal Devices									
	Fan Coil Unit/Heat	25%			2035	* *	1	\$5,000	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	90%			2049	* *	1		
	Natural Gas	10%			2053	* *	1		
Conversion Equipment									
	Absorption	10%			2035	* *	1	\$6,700	
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 Units, Using Ammonia And Water As A Refrigerant							
	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		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater Gas Fired	100%			2026	\$37,000	2	\$900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Rooms						
			Explanation : 2 Tanks Of 400 Gallons Each And One Tank Of 80 Gallons						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2022	\$2,100	4	\$2,000	
	Backflow Preventer Generic	100%			2035	* *	1	\$3,800	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 2nd Floor						
			Explanation : One Unit						
Fire Suppression									
	Standpipe Generic	100%			2053	* *	1-5	\$31,300	
	Sprinkler Generic	100%			2053	* *	1-2	\$17,400	

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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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,900			
Interior Architecture	\$55,200		\$500	\$6,200
Electrical	\$2,100	\$900	\$1,600	\$1,900
Mechanical	\$40,600	\$11,500	\$23,000	\$10,500
Total	\$130,700	\$12,400	\$25,100	\$18,600
Importance Code A	\$35,600	\$2,700	\$2,700	\$2,700
Importance Code B	\$39,900	\$9,700	\$22,400	\$15,800
Importance Code C	\$55,200			
Total	\$130,700	\$12,400	\$25,100	\$18,600



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	65%			LIFE	**	5	\$59,200	
	Metal Coiling Doors	30%	Now	\$161,600	2043	**	5	\$21,300	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : East And South Facades									
Deteriorated Finish, Extent : Severe, Area Affected : 25%									
Location : East And South Facades									
	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, Extent : Severe, Area Affected : 10%									
Location : First Floor Offices									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Windows At Locker Room, 1st Floor, Lunch Room, Upper Cafeteria									
	Glass Block	5%			LIFE	**	5	\$700	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5-10		
	Metal Panel	5%			2050	**	5		
Roof									
	Single Ply Membrane	95%	Now	\$812,600	2040	**			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%									
Location : Below Windows Facing Garage Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Garage Floor At Junction With Upper Roof									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Garage Roof									
Explanation : Solar Panels									
	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, Extent : Severe, Area Affected : 20%									
Location : Garage Floor									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%									
Location : Garage Floor									
	Ceramic Tile	15%			2039	**	5	\$12,500	
	Vinyl Tile	5%			2035	**	3	\$1,600	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**	10	\$20,700	
	Concrete Masonry Unit	90%	4+	\$34,500	LIFE	**	5	\$29,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Locker Room									

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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2043	**			
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Parking/Driveway

Asphalt	100%		2039	**			
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Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%		2030	\$1,200	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch

Fused Disc Sw	20%		2060	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 400 Ampere Main Disconnect Switch For Solar Panel</i>							

Switchgear / Switchboard

Fused Disc Sw	100%		2030	\$25,500	5	\$200	
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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, Area Affected : 100%

Location : Roof

Explanation : Six Photovoltaic Panel Inverters From Direct Current Voltage 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	

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,600	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2030	\$31,700	10	\$12,700	
		Other Observation, Extent : Light, Area 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	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	40%			2040	* *	1		
	Interruptible Gas/Dual Fuel	60%			2040	* *	1		
Conversion Equipment									
	Furnace	40%			2030	\$51,000	1	\$11,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Garage							
		Explanation : 14 Units							
	Hot Water Boiler	60%			2047	* *	1	\$16,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 1 Unit							
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	
	Convactor/Radiator	20%			2028	\$58,000	1	\$3,600	
	No Component	40%							
Air Conditioning									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2040	**	1	\$5,200	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : 1 Unit, R-410a On Roof							
	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	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%	0-2	\$5,000	LIFE	**	2-5	\$1,500	
		Damaged, Extent : Moderate, Area Affected : 60% Location : 1st Floor Garage Area							
	Ductwork/Diffusers	95%			LIFE	**	2-5	\$46,500	
Exhaust Fans									
	Interior	10%			2025	\$19,300	2	\$200	
	Roof	90%			2030	\$81,000	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$33,000	2	\$800	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$7,900	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Underground Of The Garage, 1st Floor							
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,300	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Roof							
	Backflow Preventer								
	Generic	100%			2030	\$13,800	1	\$3,400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$28,000	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2030	\$530,600	1-2	\$15,500	
	Chemical System							
	Dry	1%		2025	\$300	1-3		
		<i>Dry System, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Top Of Fuel Station</i>						
	No Component	99%						

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** 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 7 GARAGE
Address : 120-01 31 AVENUE BTWN: 30 AVE. - 31 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0022.000 / 139 **Yr Built/Renovated** : 1983 / 1986
Area Sq Ft : 107,975 **Project Type** : SANITATION
Date of Survey : 16-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL	FY 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				\$1,400
Interior Architecture	\$57,700			
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



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	65%	0-2	\$414,800	LIFE	**	5	\$60,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : All Facades									
	Metal Coiling Doors	35%	Now	\$615,500	2032	**	5	\$81,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Perimeter Garage Doors									
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
Windows									
	Aluminum	95%	Now	\$236,300	2052	**	5	\$2,700	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Metal Louvers	5%			2030	\$8,800	10	\$1,800	
Parapets									
	Concrete Masonry Unit	90%			LIFE	**	5	\$17,500	
	Pre-Cast Concrete	10%			LIFE	**	5	\$10,800	
Roof									
	Modified Bitumen	98%	Now	\$476,500	2027	\$2,382,300			
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : At Roof Penetrations									
	Skylight, Plastic	2%			2032	**	1		
Interior									
Floors									
	Cast in Place Concrete	85%	Now	\$842,500	LIFE	**	5	\$425,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Garage Area									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : At Entry Door Aprons									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : At Floor Drains									
	Ceramic Tile	5%			2036	**	5	\$11,400	
	Terrazzo	5%			LIFE	**	5	\$8,900	
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : First Floor									
	Vinyl Tile	5%			2027	\$101,300	3	\$5,700	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
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		
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%									
Location : Throughout First Floor									
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$28,900	2032	* *	5	\$17,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Offices And First Floor Hallway.									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Offices And Telephone Service Room.									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Offices									
Exposed Concrete	5%			LIFE	* *	5	\$1,800		
Exposed Struc: Steel	80%			LIFE	* *				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Garage Area									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$2,600	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2500 Amperes									
	Transformers								
	Dry Type	100%			2025	\$16,500	5	\$400	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Mechanical Room									
Explanation : One 75 Kilovolt-ampere, 480/277v Primary -208/120v Secondary									
	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		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	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	
	Other Observation, Extent : Light, Area Affected : 100% Location : Offices, Hallway And Locker Room Explanation : T-8 Lamps								
	Fluorescent	5%			2032	* *	10	\$5,000	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Mechanic Shop								
	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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	60%			2037	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Serves Gas Fired Unit 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							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	30%			2044	**	1	\$16,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 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									
	Convactor/Radiator	40%			2040	**	1	\$14,000	
	Fan Coil Unit/Heat	30%	0-2	\$94,700	2032	**	1	\$9,400	
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	No Component	30%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2027	\$528,000	2	\$2,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : Harsh Environment Affects Coil Life.							
		Using 410a Refrigerant.							
	No Component	60%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$140,500	
Ventilation									
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$64,300	2	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units Share Storage Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$22,000	LIFE	**	1		
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

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

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

Print Date : 16-Sep-2019

DEPARTMENT OF SANITATION - FY 2020

Asset Name : QUEENS EAST 7A GARAGE ANNEX
Address : 120-15 31 AVENUE BTWN : 30 AVE. - 31 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0022.010 / 13725 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 100,534 **Project Type** : SANITATION
Date of Survey : 16-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4346 **Lot** : 75 **BIN** : 4802407

CAPITAL	FY 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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$12,100	
	Masonry: Brick Cavity	70%			LIFE	**	5	\$84,400	
	Metal Panel	3%	Now	\$4,600	2047	**	5	\$6,800	
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : West Facade									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : West Facade									
Explanation : This Component Is Actually Steel Plate									
	Metal Coiling Doors	25%	Now	\$178,300	2040	**	5	\$47,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
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 Evident, Extent : Light, Area Affected : 10%									
Location : North East And South East Corners Of Parapet									
	Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Roof									
	Modified Bitumen	91%	Now	\$363,200	2032	**			
Water Penetration, Extent : Light, Area Affected : 10%									
Location : At Roof Penetrations Over Garage Area									
	Paver: Asphalt	5%			2036	**	10	\$21,200	
	Skylight, Metal/Glass	1%	Now	\$8,700	2047	**			
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Over Third Floor Lobby									
	Skylight, Plastic	3%			2040	**	1		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	15%			2040	**	5	\$22,600	
	Traffic Topping	10%	Now	\$38,900	2032	**	5	\$9,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Wash Bay Area							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Wash Bay Area							
		Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating							
	Traffic Topping	70%	2-4	\$68,100	2032	**	5	\$65,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Various Locations Throughout Garage Area							
		Deteriorated Finish, Extent : Light, Area Affected : 20%							
		Location : Various Locations Throughout Garage 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	20%	Now	\$25,400	2040	**	5	\$15,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Control Room							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Lunch Room And Control Room							
	Exposed Struc: Steel	75%			LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : At Roof Penetrations Above Garage Floor							
	Gypsum Board	5%			LIFE	**	5	\$9,400	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2043	**	5	\$200	
	Molded Case Bkrs	90%			2043	**	5	\$2,400	
Wiring									
	Thermoplastic	100%			2047	**	1		
Motor Controllers									
	Locally Mounted	10%			2040	**	5	\$100	
	Motor Control Center	90%			2040	**	5	\$2,500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,500	
Lighting									
Interior Lighting									
	Fluorescent	15%			2032	**	10	\$13,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Offices And Locker Room Explanation : T-8 Lamps							
	Fluorescent	5%			2032	**	10	\$4,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : 2nd Floor							
	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	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alam Bells, Smoke Detectors And Horns							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Furnace	50%			2032	**	1	\$24,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage							
		Explanation : Gas Fired Rooftop Units And Gas Fired Unit Heaters Hung In Garage Space							
	Furnace	30%	0-2	\$69,300	2037	**	1	\$13,400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Garage Ceiling And Roof Defective Gas Fired Space Heaters, Defective Hv Unit Temperature Controls							
	Hot Water Boiler	20%			2040	**	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Explanation : 3 Boilers Serve Office Areas								
Distribution									
Hot Wtr Piping/Pump		20%			2043	**	4	\$1,000	
	No Component	80%							
Terminal Devices									
Air Handler		10%			2032	**	1	\$6,200	
	Fan Coil Unit/Heat	10%			2032	**	1	\$3,300	
	No Component	80%							
Air Conditioning									
Energy Source									
Electricity		10%			2049	**	1		
	Natural Gas	10%			2053	**	1		
	No Component	80%							
Conversion Equipment									
Absorption Chiller/Direct Fire		15%	Now	\$30,500	2032	**	1	\$14,700	
		Leak Evident, Extent : Severe, Area Affected : 70%							
		Location : 5 Out 8 Not Working On The Roof.							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Chiller Units, Using R-717							
		Repairs In Progress For 2 Of 8 Units.							
Split Unit		5%			2035	**			
	No Component	80%							
Distribution									
CW & CHW Wtr Pipe/Pump		20%			2047	**	4	\$1,000	
	No Component	80%							
Terminal Devices									
Air Handler/Cool/Ht		20%			2032	**	1	\$12,400	
	No Component	80%							
Heat Rejection									
Dry Cooler		100%			2032	**	2	\$70,000	

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$56,100	
	Exhaust Fans								
	Roof	100%	Now	\$8,100	2032	* *	2	\$2,500	
		Malfunctioning, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$59,900	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 - 500 Gallon Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$6,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st, Mezzanine, 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$50,700	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$28,200	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Exterior									
Exterior Walls									
	Masonry: Brick	50%	Now	\$461,300	LIFE	**	5	\$73,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Corners									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%									
Location : At Door Openings									
	Metal Coiling Doors	42%	Now	\$364,400	2034	**	5	\$96,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : North And South Facades									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : North And South Facades									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Coiling Doors	8%			2049	**	5	\$36,700	
Windows									
	Aluminum	5%	0-2	\$16,700	2045	**	5	\$400	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Steel	95%	Now	\$792,100	2054	**	5	\$90,900	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : West And East Facades									
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : West And East Facades									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : West And East Facades									
Deteriorated Finish, Extent : Moderate, Area Affected : 100%									
Location : West And East Facades									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%									
Location : West And East Facades									
Roof									
	Modified Bitumen	100%			2037	**	10	\$275,900	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$295,200	LIFE	**	5	\$297,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Uneven Surface, Extent : Moderate, Area Affected : 20%								
	Location : Garage 12								
	Vinyl Tile	10%	Now	\$53,600	2034	**	3	\$5,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Personnel Areas								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Personnel Areas								
Interior Walls									
	Ceramic Tile	3%	Now	\$1,600	2038	**	5	\$1,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets And Showers Throughout								
	Concrete Masonry Unit	82%	Now	\$344,200	LIFE	**	5	\$29,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face Of Exterior Walls At East West Facades								
	Other Observation, Extent : Severe, Area Affected : 25%								
	Location : Interior Face Of Exterior Wall Of West Facade								
	Explanation : Worn Eroded								
	Gypsum Board	10%	Now	\$2,000	LIFE	**	5	\$5,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Offices, Locker Rooms, 2nd Floor Corridors								
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	8%	Now	\$5,100	2042	**	5	\$6,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Offices								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Offices								
	Exposed Struc: Steel	77%	4+	\$512,400	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Garages								
	Exposed Struc: Steel	13%			LIFE	**			
	Gypsum Board	2%			LIFE	**	5	\$3,800	
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$12,900	2042	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Southeast Corner</i>					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Southeast Corner</i>					

Parking/Driveway

Asphalt	100%	Now	\$404,600	2032	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
<i>Location : Throughout</i>					
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Throughout</i>					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Throughout</i>					

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

Fused Disc Sw	100%		2029	\$76,400	5	\$500	
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Raceway

Conduit	90%		2029	\$14,100	1		
Conduit	10%		2059	* *	1		

Panelboards

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

Wiring

Thermoplastic	60%		2029	\$20,400	1		
Thermoplastic	40%		2059	* *	1		

Motor Controllers

Locally Mounted	50%		2027	\$48,700	5	\$400	
Motor Control Center	50%		2027	\$11,200	5	\$1,400	

Ground

Grounding Devices

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

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

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

Lighting

Interior Lighting
Fluorescent

25%
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

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

Heating

Energy Source

Natural Gas

80%
 2039 * * 1

Interruption Gas/Dual
Fuel

20%
 2039 * * 1

Conversion Equipment

Furnace

40% Now \$4,800 2034 * * 1 \$18,700
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

Furnace

40% Now \$4,800 2029 \$96,600 1 \$18,700
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
Other Observation, Extent : Light, Area Affected : 20%
Location : 2 Boiler Rooms
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

20%
 2037 * * 4 \$1,600

No Component

80%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	10%	0-2	\$144,200	2039	**	1	\$5,800	
		Abandoned in Place, Extent : Severe, Area Affected : 10%							
		Location : 2nd Floor Fan Rooms							
	Convactor/Radiator	10%			2027	\$54,900	1	\$3,400	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%			2034	**	2	\$300	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Unit Using Refrigerant 410a							
	Window/Wall Unit	15%	0-2	\$32,000	2029	\$32,000	1		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 2nd Floor Fan Rooms							
		Explanation : Three Abandoned Internal Package Units							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	4+	\$9,400	LIFE	**	2-5	\$11,700	
		Insul. Deteriorating, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : All Rooms							
		Explanation : Registers And Diffusers Need Cleaning							
	No Component	80%							
	Exhaust Fans								
	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	\$75,000	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Chronic Sewage Cloggs At Northwest Side							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$10,700	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Outside Garage 8 And 12							
	Sump Pump(s)								
	Submersible	100%			2022	\$3,500	4	\$3,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Backflow Preventer							
	Generic	100%		2029	\$26,100	1	\$6,400	
Fixtures								
	Generic	100%						

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

Print Date : 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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$93,300			
Interior Architecture	\$45,200			\$2,000
Electrical	\$100	\$45,300		
Mechanical	\$800	\$2,200	\$900	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$143,300	\$51,400	\$4,800	\$6,900
Importance Code A	\$93,700	\$500	\$400	\$400
Importance Code B	\$41,400	\$51,000	\$4,400	\$6,500
Importance Code C	\$8,300			
Total	\$143,300	\$51,400	\$4,800	\$6,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1
Asset # : 14757

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$2,400	
Masonry: Brick	80%	4+	\$29,800	LIFE	**	5	\$19,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : All Facades								
Masonry: Fieldstone	8%	Now	\$17,100	LIFE	**	5	\$1,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Rear (West) Facade								
Masonry: Limestone	5%			LIFE	**	5	\$900	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : North Facade								
Slate Panels	5%	Now	\$25,900	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Decorative Banding - All Facades								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
Location : Sills And Decorative Banding Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Rear Facade								
Explanation : Vegetation Growth								
Windows								
Aluminum	100%	Now	\$41,200	2026	\$137,400	5	\$1,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : North Facade								
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor Windows								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Protective Metal Grilles								
Parapets								
Masonry: Brick	9%	Now	\$200	LIFE	**	5		
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : 3rd Floor (Attic) Wall At Stair And Offices								
Metal Panel	1%			2037	**	5		
No Component	90%							
Roof								
Metal Panel	93%			2040	**	10	\$34,900	
Modified Bitumen	7%	Now	\$20,300	2037	**			
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : 3rd Floor Attic (Office) Area								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$17,300	2029	\$17,300	3	\$2,000	
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/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
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	
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : 3rd Floor Attic Offices									
Ceilings									
	AcousTileSusp.Lay-In	100%			2040	* *	5	\$13,000	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$2,600	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 200 Ampere Main Disconnect Switch							
	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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Exit, Service	100%			2022	\$3,000	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Exterior Lighting

HID

100%

2022

\$34,300

10

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

Heating

Energy Source

Fuel Oil No 2

100%

2047

* *

5

\$2,700

Conversion Equipment

Hot Water Boiler

100%

2032

* *

1

\$4,300

Terminal Devices

Convactor/Radiator

100%

2032

* *

1

\$2,800

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Window/Wall Unit

90%

2025

\$15,900

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%

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** 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 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$6,200	
	Masonry: Brick	72%	0-2	\$46,600	LIFE	**	5	\$29,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Various Locations - All Facades									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : North And West Facades									
	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, Extent : Moderate, Area Affected : 15%									
Location : Decorative Banding And Window Sills									
	Stucco Cement	2%			2033	**	5	\$2,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Central Bell Tower									
Explanation : Component Actually Tar And Asphalt Shingle									
Windows									
	Aluminum	50%			2036	**	5	\$2,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Windows At Grade									
Explanation : Protective Metal Grilles									
	Aluminum	50%			2036	**	5	\$2,400	
Parapets									
	Masonry: Brick	10%			LIFE	**	5		
	Masonry: Fieldstone	5%			LIFE	**	5		
	No Component	85%							
Roof									
	Clay Tile	88%	Now	\$162,900	2038	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Roof Throughout									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%									
Location : All Facades									
	Metal Panel	12%			2033	**	10	\$7,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Central Bell Tower									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Various Locations On Roof									
Explanation : Component Appears To Be Patched Area In Clay Roof									
Interior									
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 : Moderate, Area Affected : 50%									
Location : 1st And 2nd Floor Corridors And Mechanical Areas									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Fiberglass Panel	5%			LIFE	**				
Gypsum Board	30%	Now	\$3,700	LIFE	**	5	\$5,100		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Corridor									
Masonry: Brick	30%	Now	\$34,800	LIFE	**				
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : At Embedded Steel Supports									
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : At Embedded Steel Supports									
Metal Coiling Doors	5%			2036	**	5	\$7,100		
Plaster	30%	Now	\$7,200	LIFE	**	5	\$2,600		
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%									
Location : Attic Rafters And Dormers									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Attic Rafters And Dormers									
Ceilings									
AcousTileSusp.Lay-In	15%			2033	**	5	\$3,400		
Exposed Struc: Steel	20%			LIFE	**				
Gypsum Board	10%			LIFE	**	5	\$2,800		
Masonry:Vault Struct	40%	Now	\$17,200	LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Break Room									
Plaster	15%			LIFE	**	5	\$2,100		
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$18,600	2038	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Perimeter Fence									
Impact Damage, Extent : Moderate, Area Affected : 15%									
Location : North And Western Perimeter									
Free Standing Walls									
Cast in Place Concrete	100%	Now	\$100	2048	**				
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : North And Western Perimeter Walls									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2033	**				
Parking/Driveway									
Asphalt	85%	Now	\$29,400	2031	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout Lot									
Cast in Place Concrete	15%			2033	**				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2028	\$5,000	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Not Available Nameplate 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%	0-2	\$39,000	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2038	* *	1		
Lighting									
	Interior Lighting								
	Fluorescent	70%			2023	\$62,700	10	\$9,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2028	\$22,400	10	\$3,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : 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		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2038	**	5	\$4,700	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$5,700	2041	**	1	\$6,700	
	Leak Evident, Extent : Severe, Area Affected : 3%								
	Location : Bottom Of The Unit								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Boiler Room								
	Explanation : 1 Unit With Built In Coil								
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$500	2036	**	4	\$700	
	Leak Evident, Extent : Moderate, Area Affected : 2%								
	Location : Valve, Boiler Room								
	Terminal Devices								
	Convactor/Radiator	40%			2033	**	1	\$2,000	
	Unit Heater - Hot Water	60%			2033	**			
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2023	\$15,400	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%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Coil Built In Boiler								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st - 2nd Floor								
	Explanation : 1 Unit								

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** 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 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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$46,300		\$53,600	\$14,300
Interior Architecture	\$193,700		\$20,200	\$7,000
Electrical	\$4,200	\$1,400	\$3,900	\$1,400
Mechanical	\$123,600	\$39,500	\$39,200	\$36,900
Site Pavements	\$30,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$405,800	\$48,800	\$124,800	\$67,400
Importance Code A	\$77,000	\$9,400	\$63,000	\$23,600
Importance Code B	\$242,200	\$39,400	\$61,800	\$41,900
Importance Code C	\$86,600			\$1,900
Total	\$405,800	\$48,800	\$124,800	\$67,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2039	**	5	\$28,500	
Masonry: Brick Cavity	78%	4+	\$231,800	LIFE	**	5	\$118,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Rear Of Building 1st Floor To Basement								
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof Parking Area								
Explanation : Top Deck Parking Surface; Paint Peeling								
Metal Panel	5%			2043	**	10	\$11,100	
Modified Bitumen	25%	0-2	\$128,500	2035	**			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Area Above 2nd Floor Offices								
Ponding, Extent : Severe, Area Affected : 20%								
Location : Various Areas - Roof Improperly Pitched								
Reflective Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2029	\$538,800	3	\$60,700	
	Cast in Place Concrete	55%			LIFE	**	5	\$649,600	
	Cast in Place Concrete	10%	Now	\$87,800	LIFE	**	5	\$59,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Loading Dock Near Tire Shop, Throughout Shop Area									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Ramp Into 1st Floor Mechanic Area									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Loading Dock Near Tire Shop									
	Ceramic Tile	2%	4+	\$5,500	2039	**	5	\$2,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Shower Area									
	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/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Section At Tire Shop Entrance									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%									
Location : Section At Tire Shop Entrance									
	Glass: Single Pane	5%			LIFE	**	5	\$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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	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									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$30,000	2043	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 52nd Avenue									

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	* *	5	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.						
Transformers									
	Dry Type	100%			2035	* *	5	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Four 30 Kilovolt-amperes, 480/208/120 Volts						
Switchgear / Switchboard									
	Fused Disc Sw	100%			2040	* *	5	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			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									
	Locally Mounted	5%			2035	* *	5	\$100	
	Motor Control Center	90%			2035	* *	5	\$4,600	
	Variable Frequency Drive	5%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,600	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$214,200	10	\$69,400	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Offices And Locker Rooms						
	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									
	HID	30%			2030	\$223,500	10	\$200	
	No Component	70%							
Alarm									

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

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

Alarm

Security System

No Component

80%

Generic

20%

2030

\$119,400

1

\$14,100

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

Fire/Smoke Detection

Under Construction

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

Natural Gas

100%

2040

* *

1

Conversion Equipment

Furnace

85%

2038

* *

1

\$79,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 3 New Rooftop Package Units, 12 Induct Units, 20 Ceiling Mount Units*

Furnace

5%

0-2

\$21,800

2040

* *

1

\$4,200

*Unit Inoperable, Extent : Moderate, Area Affected : 100%**Location : 3 Air Curtains, Truck Entrance*

Hot Water Boiler

10%

2035

* *

1

\$9,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

10%

2038

* *

4

\$1,400

No Component

90%

Terminal Devices

Convactor/Radiator

5%

0-2

\$29,700

2050

* *

1

\$2,800

*Damaged, Extent : Moderate, Area Affected : 80%**Location : Office Area**Not Energy Efficient, Extent : Moderate, Area Affected : 100%**Location : Office Area*

Fan Coil Unit/Heat

5%

2025

\$138,400

1

\$3,100

No Component

90%

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2035	* *	1	\$26,300	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units On Roof							
	Ext Pkg Unit - Heating/Cooling	20%			2035	* *	2	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 3 New Rooftop Package Units. R-410a							
	No Component	50%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2040	* *	4	\$2,800	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2030	\$310,900	1	\$35,100	
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2038	* *	2	\$39,500	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$34,100	LIFE	* *	2-5	\$105,500	
		Damaged, Extent : Moderate, Area Affected : 5% Location : Cellar Level Malfunctioning, Extent : Moderate, Area Affected : 10% Location : Building Management System, Throughout Needs Cleaning, Extent : Moderate, Area Affected : 25% Location : Various Locations On 1st And Cellar Floor							
Exhaust Fans									
	Interior	75%	0-2	\$9,900	2030	\$493,100	2	\$3,500	
		Not in Service, Extent : Severe, Area Affected : 20% Location : 1st Floor Repair Shop							
	Roof	25%			2030	\$76,700	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2040	* *	1		
	Galvanized Steel	20%			2035	* *	1		
Water Heater									
	Gas Fired	100%			2028	\$112,700	2	\$2,800	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	20%	0-2	\$5,400	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Water Backs Up In Basement Near Boiler Room.							
	Cast Iron	80%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : The Shower Bodies In Bathrooms							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit From Cellar To 2nd Floor, One Unit From Cellar To Mezzanine							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$95,400	
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$53,000	

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Print Date : 16-Sep-2019

DEPARTMENT OF SANITATION - FY 2020

Asset Name : QUEENS WEST 1 GARAGE / QW1
Address : 34-28 21ST ST.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0048.000 / 4188 **Yr Built/Renovated** : 1931 / 1982
Area Sq Ft : 36,900 **Project Type** : SANITATION
Date of Survey : 20-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 523 **Lot** : 12 **BIN** : 4005787

CAPITAL	FY 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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,600			
Interior Architecture	\$21,000			\$6,000
Electrical		\$100		\$6,400
Mechanical	\$57,600	\$3,700	\$5,700	\$23,100
Site Enclosure	\$49,000			
Total	\$154,200	\$3,700	\$5,700	\$35,500
Importance Code A	\$28,400	\$1,800	\$1,800	\$1,900
Importance Code B	\$90,500	\$1,900	\$3,900	\$33,600
Importance Code C	\$35,200			
Total	\$154,200	\$3,700	\$5,700	\$35,500



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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$140,800	LIFE	* *	5	\$12,000	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Building Base								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Spalling, Extent : Severe, Area Affected : 50%								
	Location : Building Base								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Building Base								
	Masonry: Brick	72%	Now	\$650,800	LIFE	* *	5	\$34,500	1
	Diagonal Cracks, Extent : Severe, Area Affected : 50%								
	Location : All Facades								
	Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
	Location : East Facade, West Facade								
	Vertical Cracks, Extent : Severe, Area Affected : 25%								
	Location : All Facades								
	Masonry: Limestone	3%	Now	\$163,700	LIFE	* *	5	\$1,100	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Window Sills								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
	Location : Window Sills								
	Wood Overhead Doors	20%	Now	\$316,000	2049	* *	5	\$23,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : East Facade								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Split/Cracked, Extent : Severe, Area Affected : 50%								
	Location : East Facade								
	Unit Inoperable, Extent : Severe, Area Affected : 20%								
	Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Windows	Steel	100%	Now	\$521,700	2054	* *	5	\$59,900	1	
	Air Infiltration, Extent : Severe, Area Affected : 100%									
	Location : North Facade									
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%									
	Location : North Facade									
	Deteriorated Finish, Extent : Severe, Area Affected : 100%									
	Location : North Facade									
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%									
	Location : Throughout									
	Thermally Inefficient, Extent : Severe, Area Affected : 100%									
	Location : Throughout									
	Other Observation, Extent : Moderate, Area Affected : 20%									
	Location : Throughout									
	Explanation : Over The Years A Number Of Windows Have Been Removed And Openings Blocked Up									
Parapets										
Masonry: Brick		25%	Now	\$73,300	LIFE	* *	5	\$4,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
	Location : North And South Facades									
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
	Location : North And South Facades									
	Masonry: Limestone		5%	Now	\$26,600	LIFE	* *	5	\$1,000	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
		Location : Coping								
		Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Coping									
No Component		70%								
Roof										
Metal, Corrugated		100%	Now	\$37,400	2034	* *	1			
	Deformed/Dented, Extent : Severe, Area Affected : 25%									
	Location : Gutters At West Facade									
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%									
	Location : Throughout									
Not Insulated, Extent : Severe, Area Affected : 100%										
Location : Throughout										

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	87%	Now	\$818,800	LIFE	**	5	\$165,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Garage Area								
Deflection Evident, Extent : Severe, Area Affected : 50%								
Location : Garage Area								
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : Throughout Garage Area And At Truck Wash Bay								
Drains Inad/Misposn, Extent : Severe, Area Affected : 100%								
Location : Throughout Garage Area And At Truck Wash Bay								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 75%								
Location : Garage Area								
Ceramic Tile	3%	Now	\$21,000	2038	**	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Quarry Tile	5%			2034	**	5	\$6,500	
Vinyl Tile	5%	Now	\$38,500	2039	**	3	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Locker Room, Lunch Room								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Locker Room, Lunch Room, Main Office								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$50,300	LIFE	**	5	\$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : East Side Near Northeast Entrance								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Mechanics Locker Room								
Vertical Cracks, Extent : Severe, Area Affected : 20%								
Location : At Windows In Lunch Room And Throughout								
Masonry: Brick	75%	Now	\$396,900	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : West Side Columns And Throughout								
Spalling, Extent : Severe, Area Affected : 50%								
Location : At Columns And Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 25%								
Location : Northeast Corner In Mechanics Room And Various Locations Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2034	**	5	\$4,300	
	Exposed Struc: Steel	90%	4+	\$857,700	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Garage Area							
	Metal Panel	5%	0-2	\$75,600	LIFE	**	5	\$5,400	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Locker Room							
		Deformed/Dented, Extent : Light, Area Affected : 20%							
		Location : Locker Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	5%			2039	**			
	Iron Picket	95%	Now	\$32,000	2079	**			
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : 35th Ave							
	Free Standing Walls								
	Cast in Place Concrete	50%	Now	\$3,200	2064	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 35th Ave							
	Masonry: Brick	50%	Now	\$192,700	2059	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
		Location : 35th Ave							
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : 35th Ave							
	Retaining Walls								
	Cast in Place Concrete	50%	Now	\$900	2079	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : 35th Avenue							
	Masonry: Brick	50%	Now	\$12,800	2059	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : 35th Ave							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 35th Ave							
		Loose Units, Extent : Severe, Area Affected : 15%							
		Location : 35th Ave							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 35th Ave							
		Explanation : Wall Of Iron Picket Fence And Coping Stone Failing							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% Now \$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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2029 \$1,500 5 \$200

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

Location : Electrical Room

Explanation : Main Service Disconnect Switches Rated At 600 Amperes And 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw 100% 2029 \$25,500 5 \$200

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

Location : Electrical Room

Explanation : Two Vertical Sections

Raceway

Conduit 80% 2029 \$3,100 1

Conduit 20% 2049 * * 1

Panelboards

Fused Disc Sw 5% 2037 * * 5

Molded Case Bkrs 10% 2028 \$1,600 5 \$100

Molded Case Bkrs 85% 2045 * * 5 \$800

Wiring

Thermoplastic 70% 2029 \$6,000 1

Thermoplastic 30% 2049 * * 1

Motor Controllers

Locally Mounted 50% 2027 \$15,000 5 \$100

Locally Mounted 50% 2034 * * 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 20% 2029 \$16,800 10 \$6,800

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

Location : Locker Room, Office And Lounge

LED 80% 2037 * *

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	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 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%		2039	* *	1			
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Conversion Equipment

Hot Water Boiler	100%		2034	* *	1	\$18,200		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								

Distribution

Hot Wtr Piping/Pump	100%	0-2	\$2,800	2037	* *	4	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Expansion Tank, Boiler Room</i>								

Terminal Devices

Air Handler	40%		2024	\$202,600	1	\$9,100		
Convactor/Radiator	10%		2027	\$19,300	1	\$1,200		
Unit Heater - Hot Water	5%	0-2	\$6,700	2039	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
<i>Explanation : Obsolete Units, Beyond Useful Life Cycle Rating</i>								

Unit Heater - Hot Water	10%		2029	\$13,500				
Unit Heater - Hot Water	35%		2037	* *				

Air Conditioning

Energy Source

Electricity	100%		2037	* *	1			
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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	10%	0-2	\$15,400	2029	\$76,900			
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : 1 Unit, Office Area							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Unit, Office Area							
	Window/Wall Unit	10%			2024	\$7,500	1		
	No Component	80%							
Terminal Devices									
	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									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,200	
	No Component	60%							
Exhaust Fans									
	Interior	50%	0-2	\$64,100	2039	* *	2	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Main Garage Area							
	Wall Unit	50%	0-2	\$1,300	2024	\$6,400	2	\$500	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Main Garage							
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	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Main Garage Floor And Outside Near West Central Roll-up Door							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$19,300	

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	60%	Now	\$41,600	LIFE	* *	5	\$3,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%								
	Location : East Facade, Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : East Facade								
	Metal Coiling Doors	35%	0-2	\$167,300	2049	* *	5	\$4,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : North And South Facades								
	Deformed/Dented, Extent : Moderate, Area Affected : 40%								
	Location : North And South Facades								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : North And South Facades								
	Window Wall	5%	Now	\$1,000	2049	* *	5	\$800	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : East Facade								
Windows									
	Aluminum	97%			2045	* *	5	\$1,600	
	Metal Louvers	3%			2038	* *	10	\$300	
Parapets									
	Concrete Masonry Unit	90%	Now	\$226,600	LIFE	* *	5	\$9,400	1
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Expansion Jnt Failure, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Corners								
	Pre-Cast Concrete	10%	Now	\$34,600	LIFE	* *	5	\$5,800	1
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Copings								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Throughout Copings								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Copings								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$1,151,300	2039	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Around Mechanical Units								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 25%								
Location : At Perimeter								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Locker Rooms, Bulkheads, Second Floor, Lunch Room, Garage								
Soffits								
Alum/Vinyl Siding	100%			2039	**	10		
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$91,100	LIFE	**	5	\$91,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Garage								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Garage								
Ceramic Tile	10%			2038	**	5	\$5,400	
Quarry Tile	3%			2042	**	5	\$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	10%	Now	\$11,200	LIFE	**	5	\$1,900	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Garage At West Side								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$68,200	2049	**	5	\$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms, Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms, Second Floor, Lunch Room, Garage								
Exposed Struc: Steel	83%			LIFE	**			
Gypsum Board	2%	Now	\$11,400	LIFE	**	5	\$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								

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

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

Site Enclosure

Fence/Gates

Chain Link

100% Now \$9,200 2039 * *

Broken/Missing Elements, Extent : Severe, Area Affected : 10%
Location : Throughout
Corrosion/Rusting, Extent : Severe, Area Affected : 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, Extent : Severe, Area Affected : 80%
Location : Parking Area
Potholes, Extent : Severe, Area Affected : 30%
Location : Parking Area

Cast in Place Concrete

10% 2034 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2029 \$1,500 5 \$200

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$25,500 5 \$200

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Two Vertical 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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$35,000	2039	* *	1	\$3,700	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : CCTV Surveillance Cameras Not 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 : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	80%			2049	* *	1		
	Interruptible Gas/Dual Fuel	20%			2049	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2037	* *	1	\$9,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 New Gas Fired Heating And Ventilating Units							
	Furnace	15%			2034	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ceiling Of Garage							
		Explanation : 6 Modine Units							
	Furnace	15%			2037	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : 2 New Installed Units.							
	Hot Water Boiler	20%			2034	* *	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	2%	0-2	\$100	2037	* *	4		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Circulating Pump In Boiler Room							
	Hot Wtr Piping/Pump	18%			2037	* *	4	\$500	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	15%			2034	* *	1	\$1,800	
	Unit Heater - Hot Water	5%			2029	\$6,800			
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2029	\$45,200	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	10%			2027	\$7,500	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,600	
	Exhaust Fans								
	Interior	10%			2034	* *	2	\$100	
	Roof	90%			2037	* *	2	\$1,000	
Plumbing									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Severe, Area Affected : 5%								
	Location : Wash Bay 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 Stations								
	Explanation : 2 Sets								

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

Print Date : 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



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

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$360,900	LIFE	* *	5	\$57,400	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Bulkheads							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Bulkheads							
	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	50%	Now	\$134,500	2055	* *	5	\$7,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : South Facade							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : South Facade							
Parapets									
	Masonry: Brick	45%	Now	\$28,500	LIFE	* *	5	\$2,400	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : South Facade, West Facade							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : West Facade, South Facade							
	Masonry: Brick	40%	Now	\$12,600	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior Face							
		Explanation : Cement Stucco On Brick							
	Masonry: Limestone	5%			LIFE	* *	5-10	\$3,200	
	Metal Panel	5%			2040	* *	5	\$1,000	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$3,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	98%	Now	\$105,900	2030	\$353,100			
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : Stair Bulkhead Roofs							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%							
	Location : Main Roof							
	Gravel/Slag Surface, Extent : Moderate, Area Affected : 80%							
	Location : Main Roof							
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%							
	Location : Stair Bulkhead Roofs							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 75%							
	Location : Main And Bulkhead Roofs							
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations On Main Roof							
Skylight, Metal/Glass	2%			2040	* *	10	\$1,700	
Interior								
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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
Vinyl Tile	55%			2035	* *	3	\$22,000	
	Recent Replace Evident, Extent : Light, Area Affected : 30%							
	Location : Various Floors							
Interior Walls								
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	5%	Now	\$12,100	LIFE	* *	5	\$2,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Roof Stair And Basement							
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Roof Stair							
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.

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	35%	4+	\$94,200	2035	* *	5	\$23,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Various Floors								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout Various Floors								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Throughout Various Floors								
AcousTileSusp.Lay-In	45%			2047	* *	5	\$47,900	
Recent Replace Evident, Extent : Light, Area Affected : 50%								
Location : Various Floors								
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	* *			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$38,600	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Electrical 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 : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2030	\$80,400	1		
	Thermoplastic	30%			2050	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	25%			2028	\$18,200	5	\$100	
	Locally Mounted	25%			2035	**	5	\$100	
	Variable Frequency Drive	50%	Now	\$7,700	2043	**			
	Not Functioning, Extent : Moderate, Area Affected : 50%								
	Location : Mechanical Rooms								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Main								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2035	**	10	\$24,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	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 : Light, Area Affected : 80%								
	Location : Floors 4, 5, 6, And 7								
	Recent Repair Evident, Extent : Light, Area Affected : 20%								
	Location : Corridors Throughout								
	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								
	No Component	80%							
	Generic, Analog	20%	Now	\$2,900	2035	**	1-3	\$7,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Panel								
	Explanation : Backup Battery Failure								

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

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

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2040	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2033	**			
		Other Observation, Extent : Light, Area Affected : 50% Location : 2nd Floor Explanation : 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	50%	Now	\$7,200	2040	**			
		Corroded, Extent : Severe, Area Affected : 10% Location : Basement							
	Terminal Devices								
	Convactor/Radiator	40%			2035	**	1	\$8,700	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$109,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2035	**	1	\$41,400	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2035	**	2	\$46,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Rooms, Each Floor Explanation : 12 Units Indoor, Air Cooled Condenser Through Louvers R-22 Is Used							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$17,700	
	No Component	70%							
	Exhaust Fans								
	Roof	20%			2025	\$21,700	2	\$400	
		Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 1 Unit Is Operational. 10 Units Abandoned In Place							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	Now	\$2,400	2040	**	1		
		Leak Evident, Extent : Severe, Area Affected : 5% Location : Basement Booster Pump							
	Galvanized Steel	90%			2035	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%	0-2	\$104,200	2060	* *	4	\$6,600	
				Corroded, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			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 Basement To 12th Floor, Two Units From 1st To 12th Floor					
				Explanation : 4 Units					
Fire Suppression									
	Standpipe Generic	100%			2040	* *	1-5	\$33,800	
	Sprinkler No Component Generic	90% 10%			2040	* *	1-2	\$1,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement And 11th Floor Trial Room					
				Explanation : Only In Areas Notes					

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

Print Date : 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			



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

DEPARTMENT OF SANITATION - 827
SPRING ST SALT ENCLOSURE
Asset # : 14837

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	82%			LIFE	**	5	\$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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Concrete Walking Pavers							
	Skylight, Plastic	5%			2045	**	1		
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$24,800	
Interior Walls									
	Cast in Place Concrete	85%			LIFE	**			
	Steel Plate	15%			LIFE	**	5	\$400	
Ceilings									
	Fiber Board	100%			2036	**			
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2072	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North And South Entrance Gates							
		Explanation : Component Actually Steel Plate							
Free Standing Walls									
	Cast in Place Concrete	100%			2072	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%	0-2	\$4,000	2045	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South Side							
	Pavers/Stone	10%	Now	\$2,300	2041	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Shattered Glass Pavers At Base Of Walls							
Parking/Driveway									
	Cast in Place Concrete	100%			2041	**			

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

Under 600 Volts

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

DEPARTMENT OF SANITATION - 827
SPRING ST SALT ENCLOSURE
Asset # : 14837

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
	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, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Exterior Lighting								
	Fluorescent	40%			2036	* *	10	\$300	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Outside								
	HID	60%			2036	* *	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

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



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	80%	0-2	\$366,800	LIFE	**	5	\$93,800	
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : All Facades								
	Explanation : Deteriorated Control Joints And Rusted Relieving Angles								
	Metal Panel	5%	0-2	\$2,200	2038	**	5	\$11,000	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Wash Bay								
	Metal Coiling Doors	13%	Now	\$270,600	2033	**	5	\$23,800	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : All Doors - Rapid Rollups Requested At Select Bays								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : All Bays								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Various Bays Throughout								
	Metal Coiling Doors	2%			2048	**	5	\$7,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Windows									
	Aluminum	100%	0-2	\$688,200	2053	**	5	\$7,900	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 80%								
	Location : Throughout								
	Explanation : Vertical Pivot Type Windows Have Deformed And Have Torn Weather Seals								
Parapets									
	Concrete Masonry Unit	10%	Now	\$800	LIFE	**	5	\$700	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations								
	Masonry: Brick Cavity	90%	Now	\$27,000	LIFE	**	5	\$5,600	
	Efflorescence, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Interior Parapet Wall								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Interior Parapet Wall								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	16%	Now	\$21,600	2033	**			
Alligatoring, Extent : Moderate, Area Affected : 15%									
Location : Above 2nd Floor Programmed Area									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : 2nd Floor Mezzanine, Storage And Male Locker Room									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Above 2nd Floor Programmed Area									
	Built-Up (BUR)	77%			2033	**	10	\$73,500	
	Skylight, Plastic	2%	0-2	\$9,200	2041	**	1		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Curbing									
	Sloped Glazing	5%	Now	\$29,100	LIFE	**	5	\$63,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Above Mechanics Area									
Interior									
Floors									
	Cast in Place Concrete	70%	Now	\$38,000	LIFE	**	5	\$153,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Ceramic Tile	3%	Now	\$3,000	2031	**	5	\$1,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Within Locker Rooms									
	Ceramic Tile	2%			2041	**	5	\$2,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Showers									
	Quarry Tile	14%			2033	**	5	\$21,000	
Worn/Eroded, Extent : Light, Area Affected : 35%									
Location : Throughout 1st Floor									
	Terrazzo	1%			LIFE	**	5	\$800	
	Vinyl Tile	10%	Now	\$88,800	2038	**	3	\$3,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%									
Location : Throughout Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout Corridors									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Ceramic Tile	8%	4+	\$4,700	2031	**	5	\$1,600	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Locker Rooms							
	Ceramic Tile	2%			2041	**	5	\$800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Shower Areas							
	Concrete Masonry Unit	65%	0-2	\$30,700	LIFE	**	5	\$10,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Garage Area							
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Settlement Cracks - Various Locations								
Gypsum Board		10%			LIFE	**	5	\$2,400	
	SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings									
AcousTileSusp.Lay-In		10%	Now	\$84,500	2048	**	5	\$5,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Mens Locker Room Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Mens Locker Room Throughout							
Exposed Struc: Steel		85%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$6,300	
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete		100%	0-2	\$5,500	2048	**			
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : At Salt Shed Area							
		Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : At Salt Shed Area							
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%			2041	**			
On-Site Walkways									
Cast in Place Concrete		100%			2041	**			
Parking/Driveway									
Asphalt		100%	Now	\$450,300	2031	**			
		Sinking/Subsiding, Extent : Moderate, Area Affected : 35%							
		Location : Throughout Wrap Around Driveway							
		Tripping Hazard, Extent : Severe, Area Affected : 20%							
		Location : Metal Plate Covers In Parking Lot							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	**	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Disconnect Switches Rated At 2000 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	**	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 4- Vertical Sections							
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	Fused Disc Sw	10%			2036	**	5	\$200	
	Molded Case Bkrs	90%			2036	**	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2038	**	1		
	Motor Controllers								
	Locally Mounted	10%			2033	**	5	\$100	
	Motor Control Center	90%			2033	**	5	\$1,800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2036	**	10	\$36,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garage							
	Fluorescent	40%			2036	**	10	\$24,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms							
	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								
	No Component	80%							
	Generic	20%	Now	\$47,100	2038	**	1	\$5,000	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Cameras Not Functional							

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

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

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 And Smoke Detectors*

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

Conversion Equipment

Furnace

40%

2033

* *

1

\$13,200

*Other Observation, Extent : Light, Area Affected : 40%**Location : Garage**Explanation : 14 Modine Heaters*

Furnace

50%

Now

\$1,500

2028

\$77,000

1

\$14,900

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : 1 Out Of 7 Units, Roof**Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 7 Rooftop Package Units*

Hot Water Boiler

10%

0-2

\$50,400

2048

* *

1

\$3,000

*Corroded, Extent : Severe, Area Affected : 80%**Location : Boiler Room**Obsolete Equipment, Extent : Severe, Area Affected : 10%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 10%**Location : 1st Floor Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

10%

0-2

\$1,000

2027

\$10,200

4

\$300

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Throughout Garage*

No Component

90%

Terminal Devices

Convactor/Radiator

10%

2033

* *

1

\$2,200

No Component

90%

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$8,200	2028	\$163,700	2	\$700	
		Not in Service, Extent : Severe, Area Affected : 10% Location : #4 Unit On Roof Other Observation, Extent : Moderate, Area Affected : 20% Location : Roof Explanation : 4 Units. R-22							
	Window/Wall Unit	5%			2023	\$6,800	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$120,500	LIFE	**	2-5	\$37,300	
		Damaged, Extent : Severe, Area Affected : 15% Location : Wash Area And Garage North Entrance							
	Exhaust Fans								
	Roof	100%	Now	\$108,500	2038	**	2	\$1,600	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2038	**	1		
	Galvanized Steel	60%			2026	\$172,100	1		
	Water Heater								
	Gas Fired	100%			2026	\$39,900	2	\$1,000	
	Sanitary Piping								
	Cast Iron	100%	Now	\$23,900	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : 1st Floor Wash Area Damaged, Extent : Severe, Area Affected : 5% Location : Oil Separator Piping.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%	Now	\$2,100	2023	\$21,000	4	\$3,000	
		Not in Service, Extent : Severe, Area Affected : 50% Location : Pump Room							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2028	\$640,200	1-2	\$18,800	
	Chemical System								
	Dry	100%			2021	\$27,200	1-3	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Refill Stations, Garage Explanation : 3 Sets							

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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



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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$833,100	LIFE	**	5	\$60,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Northwest Corner							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : North Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : North Facade							
Metal Coiling Doors	25%	0-2	\$956,700	2031	**	5	\$50,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : North Facade, South Facade							
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
Windows								
Aluminum	97%	Now	\$220,900	2042	**	5	\$8,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Metal Louvers	3%	Now	\$4,900	2035	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Parapets								
Concrete Masonry Unit	95%	Now	\$53,100	LIFE	**	5	\$7,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	5%	0-2	\$5,500	2036	**	5	\$700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Roof								
Built-Up (BUR)	97%	Now	\$1,445,100	2036	**			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Locker Rooms, Garage Area							
Skylight, Plastic	3%	Now	\$91,200	2039	**	1		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Over Garage Area							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							

Interior

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	80%	0-2	\$191,700	LIFE	* *	5	\$193,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Ceramic Tile	5%	0-2	\$22,300	2035	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Vinyl Tile	15%	0-2	\$147,000	2036	* *	3	\$6,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : First And Second Floor Corridors Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : First And Second Floor Corridors							
Interior Walls									
	Ceramic Tile	5%	0-2	\$12,900	2035	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Concrete Masonry Unit	85%	0-2	\$176,800	LIFE	* *	5	\$15,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							
	Gypsum Board	10%	0-2	\$5,800	LIFE	* *	5	\$2,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$93,200	2046	* *	5	\$5,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50% Location : First Floor Corridor And Second Floor Water Penetration, Extent : Light, Area Affected : 5% Location : Locker Rooms Worn/Eroded, Extent : Light, Area Affected : 50% Location : First Floor Corridor And Second Floor							
	Exposed Struc: Steel	85%			LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10% Location : Throughout							
	Gypsum Board	5%	0-2	\$5,800	LIFE	* *	5	\$6,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							

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

Under 600 Volts

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2026	\$5,000	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1,600 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2026	\$50,900	5	\$400	
	Raceway								
	Conduit	100%			2026	\$32,700	1		
	Panelboards								
	Fused Disc Sw	10%			2025	\$4,000	5	\$200	
	Molded Case Bkrs	90%			2025	\$36,200	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2026	\$28,900	1		
	Motor Controllers								
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 And T-8 Lamps							
	HID	35%			2021	\$26,900	10	\$800	
	Egress Lighting								
	Emergency, Battery	40%			2021	\$41,500	10	\$7,100	
	Exit, Service	60%			2021	\$5,100	1		
	Exterior Lighting								
	HID	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	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Garage							
		Explanation : 6 Gas Fire Modine Heaters							
	Furnace	10%	Now	\$17,000	2036	**	1	\$3,300	
		Abandoned in Place, Extent : Severe, Area Affected : 10%							
		Location : 1 Rooftop Unit, Roof							
	Hot Water Boiler	75%			2039	**	1	\$27,400	
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Boiler Room							
		Explanation : 2 Dual 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	
	Convactor/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								
	Electricity	100%			2034	**	1		
Conversion Equipment									
	Reciprocating	15%			2021	\$91,800	1	\$5,100	
	Compr/Chiller								
	Exterior Pkg Unit - Cooling	15%			2026	\$87,600	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Roof							
	Exterior Pkg Unit - Cooling	10%	0-2	\$58,400	2036	**	2	\$400	
		Abandoned in Place, Extent : Severe, Area Affected : 10%							
		Location : Roof							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Water Leaking To Locker Room							
	Split Unit	10%			2026	\$153,900			
	No Component	50%							
Distribution									
	CW & CHW Wtr	15%			2026	\$6,600	4	\$800	
	Pipe/Pump								
	No Component	85%							

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Mechanical		Current Repair			Future Replacement		Maintenance		
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	15%	Now	\$6,300	2026	\$126,600	1	\$3,200	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Office Area							
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser Unit	25%			2021	\$18,200	2	\$12,900	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200	
	Exhaust Fans								
	Roof	100%	Now	\$6,000	2026	\$119,700	2	\$1,800	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2036	**	4	\$7,300	
	Sanitary Piping								
	Cast Iron	100%	Now	\$26,400	LIFE	**	1		
		Cracked, Extent : Severe, Area Affected : 10%							
		Location : It Needs To Be Confirmed - North Side 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								
	Generic	100%			2036	**	1-2	\$20,700	

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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



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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$35,900	
	Fiberglass Panel	15%			2036	**	5	\$80,900	
	Metal Panel	70%			2047	**	5-10	\$691,700	
	Metal Coiling Doors	10%			2040	**	5	\$44,900	
Windows									
	Aluminum	95%			2043	**	5	\$1,000	
	Metal Louvers	5%			2036	**	10	\$300	
Parapets									
	Metal Panel	100%			2047	**	5	\$98,400	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Base Of Parapet Wall								
	Explanation : Paint Peeling								
Roof									
	Metal Panel	98%	2-4	\$48,500	2040	**			
	Recent Repair Evident, Extent : Light, Area Affected : 35%								
	Location : Seams Of Main Roof Deck								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : At Entry Portico								
	Skylight, Plastic	2%	0-2	\$20,300	2040	**	1		
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Various Locations Throughout								
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	**	5	\$314,800	
	Ceramic Tile	2%			2036	**	5	\$3,200	
	Quarry Tile	1%			2040	**	5	\$2,400	
	Vinyl Tile	7%	0-2	\$5,000	2032	**	3	\$4,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**			
	Ceramic Tile	2%			2040	**	5	\$400	
	Concrete Masonry Unit	15%			LIFE	**	5	\$1,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : At Stair And Mezzanine Deck In Transfer Area								
	Gypsum Board	3%	4+	\$100	LIFE	**	5	\$400	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : At Stair								
	Metal Panel	60%	4+	\$8,500	LIFE	**			
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Transfer Area								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Stair Railings Throughout								
	Explanation : Paint Peeling								

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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

Interior

Ceilings

AcousTileSusp.Lay-In 15% 0-2 \$10,100 2040 * * 5 \$12,000

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

Location : In Front Of Womens Locker Room And Control Room (2nd Floor)

Exposed Struc: Steel

85% LIFE * *

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

Location : Ceiling Entire

Explanation : Exposed Metal Decking And Trusses

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

Under 600 Volts

Service Equipment

Air Circuit Breaker 100% 2047 * * 5 \$500

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

Location : Electrical Room

Explanation : One 3000 Amperes Main Disconnect Switch

Transformers

Dry Type 100% 2040 * * 5 \$400

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

Location : Electrical Room

Explanation : Three 75 Kilowatts, 480/277v Pri - 208/120v Sec

Switchgear / Switchboard

Molded Case Bkrs 100% 2047 * * 5 \$2,600

Raceway

Conduit 100% 2047 * * 1

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 45% 2032 * * 10 \$41,300

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

Location : Offices, Locker Room And Hallway

Explanation : T-8 Lamps

HID 55% 2032 * * 10 \$1,800

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2032		**	10	\$12,100	
Exit, Service	50%			2032		**	1		
Exterior Lighting									
HID	100%			2032		**	10	\$300	

Alarm

Security System									
No Component	90%								
Generic	10%			2032		**	1	\$3,700	
Fire/Smoke Detection									
No Component	90%								
Generic, Digital	10%			2032		**	1-3	\$6,200	

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

Heating

Energy Source									
Natural Gas	100%			2053		**	1		
Conversion Equipment									
Furnace	5%			2035		**	1	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
<i>Explanation : 2 Gas Fired Package Rooftop Units</i>									
No Component	95%								
Terminal Devices									
Fan Coil Unit/Heat	5%			2032		**	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Equipment And Water Meter Rooms</i>									
<i>Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And Other Metering Rooms</i>									
No Component	95%								

Air Conditioning

Energy Source									
Electricity	100%			2049		**	1		
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	10%			2032		**	2	\$600	
No Component	90%								

Ventilation

Distribution									
Ductwork/Diffusers	5%			LIFE		**	2-5	\$2,800	
Ductwork/Diffusers	95%			LIFE		**	2-5	\$53,000	
Exhaust Fans									
Roof	100%			2032		**	2	\$3,100	

Plumbing

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (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	

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** 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



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

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DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	25%	0-2	\$7,700	2036	**	5	\$37,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Building Entire							
		Explanation : Under Construction. Slated For Completetion 2018. Report To Follow Is A Carryover From July 2012							
	Metal Panel	75%	0-2	\$22,700	2047	**	5	\$113,300	
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	100%	0-2	\$17,900	2043	**	5	\$10,300	
		Air Infiltration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Roof									
	Fiberglass Panel	10%			2036	**	1		
	Metal Panel	90%			2040	**	10	\$138,300	
Interior									
Floors									
	Cast in Place Concrete	90%	0-2	\$60,900	LIFE	**	5	\$245,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	3%	Now	\$7,600	2036	**	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Bathroom							
	Vinyl Tile	7%	Now	\$77,500	2037	**	3	\$3,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Offices							
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	10%	4+	\$28,200	LIFE	**	5	\$9,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Top Of Foot Ramp To Upper Level							
	Fiberglass Panel	35%	0-2	\$68,300	LIFE	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	10%	0-2	\$5,300	LIFE	**	5	\$14,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	40%	0-2	\$140,100	LIFE	**			
		Deformed/Dented, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$15,800	2040	* *	5	\$3,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
	Exposed Struc: Steel	85%			LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	10%	0-2	\$4,300	LIFE	* *	5	\$15,600	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$41,000	5	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Four 800 Ampere Main Disconnect Switches, Building Is Under Construction, No Access								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$229,200	5	\$2,200	
Raceway								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
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		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

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

Lighting

Exterior Lighting

HID	100%				2022	\$335,000	10	\$300	
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Alarm

Fire/Smoke Detection

No Component	90%								
Generic, Analog	10%				2022	\$91,900	1-3	\$5,200	

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

Heating

Energy Source

Electricity	100%				2037	* *	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Everything Under Construction, So No Acces For Survey. I Keep The Same Data From Last Survey By Ms July 09,2012.

Conversion Equipment

Radiant Heater	80%				2027	\$1,177,900	2	\$31,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : 10 Units

No Component	20%								
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Distribution

Ductwork/Diffusers	80%				LIFE	* *	2-5	\$38,000	
No Component	20%								

Air Conditioning

Energy Source

Electricity	100%				2035	* *	1		
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Conversion Equipment

Interior Pkg Unit - Cooling	10%	Now		\$310,700	2032	* *	2	\$400	
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Not in Service, Extent : Severe, Area Affected : 100%

Location : 2nd Floor

Window/Wall Unit	5%				2022	\$8,700	1		
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No Component	85%								
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Ventilation

Distribution

Ductwork/Diffusers	100%				LIFE	* *	2-5	\$47,500	
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Not in Service, Extent : Light, Area Affected : 30%

Location : Throughout

Exhaust Fans

Interior	80%				2022	\$236,500	2	\$2,100	
Roof	20%				2022	\$27,600	2	\$500	

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Mechanical		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	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%	Now	\$346,300	2057	* *	1-5	\$30,200	
			Corroded, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
	Fire Pump Generic	100%	Now	\$53,500	2042	* *	1	\$14,300	
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Barge Area						
			Explanation : Obsolete						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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
Program / Asset # : DOS0004.010 / 1843 **Yr Built/Renovated** : 1901 / 1996
Area Sq Ft : 49,400 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 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



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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	65%			LIFE	**	5	\$59,800	
	No Component	35%							
Pile Caps									
	Concrete	5%			LIFE	**	5	\$200	
	Timber	1%	4+	\$26,200	LIFE	**	4	\$3,900	
		Rotting/Splitting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Timber	4%			LIFE	**	4	\$15,500	
	Not Accessible	90%							
Piles and Bracing									
	Concrete	5%			LIFE	**	5	\$7,800	
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : Tidal Zone Of Inshore Pedestals							
	Steel	5%			LIFE	**	5	\$38,000	
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Splash Zone							
	Timber	5%			LIFE	**	4-5	\$11,100	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Not Accessible	85%							
Fender									
Buffer									
	Rubber	60%			2036	**	4-5	\$26,100	
	No Component	40%							
Facing									
	Timber	10%	Now	\$122,000	2042	**	3	\$6,500	
		Broken, Extent : Severe, Area Affected : 75%							
		Location : Along Portions Of South Face							
		Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%							
		Location : South End							
	Timber	30%			2036	**	3	\$26,100	
	No Component	50%							
	Not Accessible	10%							
Wales and Chocks									
	Timber	15%	Now	\$115,500	2042	**	4	\$13,500	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Several Sections Along North Side							
	Timber	35%			2036	**	4	\$31,500	
	Not Accessible	50%							

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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Timber	15%	Now	\$183,000	2042	* *	4	\$6,200	
Broken, Extent : Severe, Area Affected : 100%									
Location : North Side									
Missing Part, Extent : Severe, Area Affected : 100%									
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%							

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

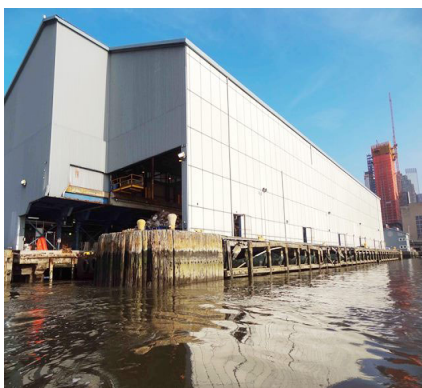
Print Date : 16-Sep-2019

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 # : DOS0004.020 / 2857 **Yr Built/Renovated** :
Area Sq Ft : 8,052 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 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



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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER
Asset # : 2857

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	40%			LIFE	**	5	\$6,000
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	Steel	5%			2028	\$19,100	5	\$3,400
	Not Accessible	55%						
	Pile Caps							
	Concrete	10%			LIFE	**	5	\$100
	Not Accessible	90%						
Piles and Bracing	Steel	5%			LIFE	**	5	\$6,200
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Splash Zone</i>						
	Timber	5%			LIFE	**	4-5	\$1,800
	Not Accessible	90%						
Fender	Buffer							
	Rubber	45%			2036	**	4-5	\$9,200
	No Component	55%						
	Facing							
	Timber	35%			2036	**	3	\$14,400
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
	Timber	5%	Now	\$19,200	2042	**	3	\$1,500
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At East And West Ends</i>						
Wales and Chocks	No Component	50%						
	Not Accessible	10%						
	Timber	20%	Now	\$29,100	2042	**	4	\$8,500
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : South Face</i>						
	Timber	50%			2036	**	4	\$21,300
	Not Accessible	30%						
Piles	Timber	15%	Now	\$86,400	2042	**	4	\$2,900
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
	Timber	45%			2036	**	4	\$8,800
	Not Accessible	40%						

Deck Elements

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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER

Asset # : 2857

Piers		Current Repair			Future Replacement		Maintenance		
System	Component 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 Connections, Extent : Moderate, Area Affected : 100%

Location : Isolated Elements On North Side

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

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

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

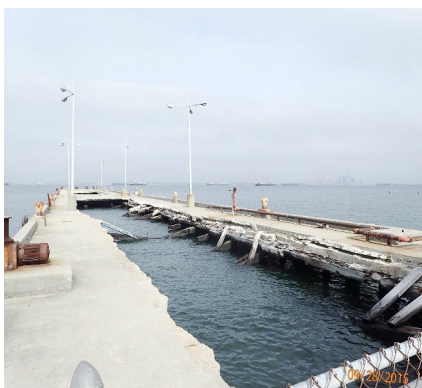
Print Date : 16-Sep-2019

DEPARTMENT OF SANITATION - FY 2020

Asset Name : BROOKLYN SANITATION GARAGE CONCRETE PIER
Address : 52ND ST. AND GOWANUS BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0006.010 / 1818 **Yr Built/Renovated** :
Area Sq Ft : 40,443 **Project Type** : SANITATION
Date of Survey : 28-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 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



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

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck	Concrete	45%	Now	\$1,113,500	LIFE	**	5	\$33,900	
		Other Observation, Extent : Severe, Area Affected : 70%							
		Location : Offshore 400 Feet Of Pier							
		Explanation : Collapsed/Failed							
	Concrete	25%	4+	\$618,600	LIFE	**	5	\$18,800	
		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 Pier							
	Not Accessible	30%							
Firewalls	Concrete	90%			LIFE	**	5	\$4,100	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : 215 Feet From Inshore End Of Pier							
		Spalling, Extent : Light, Area Affected : 5%							
	Not Accessible	10%							
Pile Caps	Timber	45%	Now	\$964,400	LIFE	**	4	\$143,000	
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Offshore 400 Feet Of Pier							
		Explanation : Collapsed/Failed							
	Timber	35%	4+	\$750,100	LIFE	**	4	\$111,200	
		Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
		Location : Isolated Throughout Inshore 500 Feet Of Pier							
	Not Accessible	20%							
Piles and Bracing	Timber	40%	Now	\$1,349,200	LIFE	**	4-5	\$72,500	
		Missing Pile, Extent : Severe, Area Affected : 15%							
		Location : Isolated Locations At Inshore 500 Feet Of Pier							
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Offshore 400 Feet Of Pier							
		Explanation : Collapsed/Failed							
	Timber	15%			LIFE	**	4-5	\$27,200	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Isolated Throughout							
	Not Accessible	45%							
Fender Buffer	Rubber	95%			2040	**	4-5	\$45,700	
	Rubber	5%	Now	\$9,600	2042	**	4-5	\$1,500	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : At Inshore End Of Pier, North Side							

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

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Facing Timber	30%	Now	\$674,300	2042	* *	3	\$21,600	
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : North Side Of Pier							
No Component	70%							
Wales and Chocks								
Timber	55%	Now	\$234,000	2042	* *	4	\$54,800	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Inshore 280 Feet Of Pier, North Side And Offshore 615 Feet Of Pier, South Side							
	Explanation : Failed							
Timber	15%			2036	* *	4	\$14,900	
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : Inshore End Of Pier, South Side							
No Component	30%							
Piles								
Timber	85%	Now	\$1,146,300	2042	* *	4	\$39,100	
	Missing Pile, Extent : Severe, Area Affected : 100%							
	Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier, South Side							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End Of Pier							
	Explanation : Corrosion							
Timber	10%			2036	* *	4	\$4,600	
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : Inshore End Of Pier, South Side							
Not Accessible	5%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-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



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

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset # : 1819

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural									
Deck									
Concrete	5%			LIFE	**	5	\$2,100		
Timber	29%			LIFE	**	5	\$27,100		
	Surface Wearing/Scaling, Extent : Light, Area Affected : 20%								
	Location : Walkways Throughout								
Timber	1%	Now	\$21,100	LIFE	**	5	\$900		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Collapsed Stairs On East Face								
No Component	20%								
Not Accessible	45%								
Pile Caps									
Concrete	10%			LIFE	**	5	\$200		
Timber	20%			LIFE	**	4	\$35,000		
	Rotting/Splitting, Extent : Light, Area Affected : 5%								
	Location : Isolated Throughout								
Not Accessible	70%								
Piles and Bracing									
Timber	10%			LIFE	**	4-5	\$10,000		
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Above Mhw Elevation								
	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	\$16,400	2043	**	3	\$1,100		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : At North Side Of West Face Of Facility								
No Component	15%								
Not Accessible	20%								
Piles									
Timber	12%			2037	**	4	\$6,000		
	Worn, Extent : Light, Area Affected : 20%								
	Location : Isolated Above Mlw Elevation								
Timber	3%	Now	\$17,700	2043	**	4	\$1,000		
	Broken, Extent : Severe, Area Affected : 100%								
	Location : At Offshore Mooring/ Berthing Dolphins								
No Component	75%								
Not Accessible	10%								
Deck Elements									
Railing									
Steel	20%			2026					
No Component	80%								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset # : 1819

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Coping/Curb								
	Timber	100%			LIFE		* *		
		Rotting/Splitting, Extent : Moderate, Area Affected : 5%							
		Location : Along West Side Of Facility							
Protective Structure									
	Donut Fender								
	Steel/Rubber	100%			2027				
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : At Northwest Corner Of Facility							

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

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

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

Print Date : 16-Sep-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 # : DOS0009.010 / 2873 **Yr Built/Renovated** :
Area Sq Ft : 3,712 **Project Type** : SANITATION
Date of Survey : 25-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 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		



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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK
Asset # : 2873

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Affected : 10%							
		Location : Within Tidal Zone							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4 Each That Support Mooring Elements							
		Explanation : Sheet Piles Cells							
	Timber	60%			LIFE	**	4-5	\$10,000	
		Worn, Extent : Light, Area Affected : 10%							
		Location : Within Tidal Zone							
	Not Accessible	25%							
Coping/Curb									
	Timber	100%			LIFE	**			
Fender									
Facing									
	Timber	80%			2037	**	3	\$17,400	
	Not Accessible	20%							
Wales and Chocks									
	Timber	100%			2037	**	4	\$45,100	

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

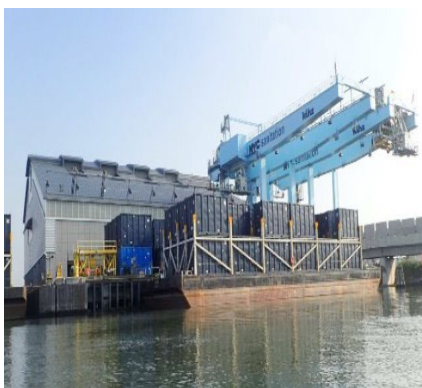
Print Date : 16-Sep-2019

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	



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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Asset # : 1805

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	50%		LIFE		**	5	\$59,600
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Deck Planks</i>						
	Not Accessible	50%						
	Deck Surface							
	Asphalt Pavers	5%		2041		**		
	Concrete	25%		2041		**	5	\$10,900
	Not Accessible	70%						
	Pile Caps							
	Concrete	100%		LIFE		**	5	\$4,300
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Pier</i>						
Piles and Bracing	Steel	30%		LIFE		**	5	\$294,900
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : In Tidal Zone</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i>						
		<i>Location : In Tidal Zone</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Pier</i>						
	Not Accessible	70%						
Fender Facing	Composite	50%		2027		\$64,400		
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Along Two Berthing Faces</i>						
	No Component	50%						
	Wales and Chocks							
	Steel	40%		2041		**	3-5	\$18,900
	No Component	50%						
	Not Accessible	10%						
	Piles							
	Timber	10%		2041		**	4	\$4,000
	No Component	80%						
	Not Accessible	10%						
Pile Cluster	Timber	50%		2032		**	4-10	
	Not Accessible	50%						
	Deck Elements							
	Railing							
	Steel	50%		2027				
	No Component	50%						
Coping/Curb	Timber	50%		LIFE		**		
	No Component	50%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Asset # : 1805

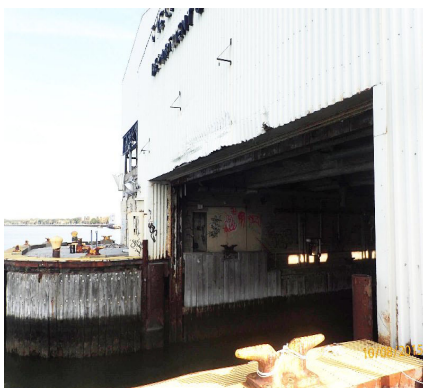
Print Date : 16-Sep-2019

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



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

DEPARTMENT OF SANITATION - 827
S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS
Asset # : 1820

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck									
	Concrete	30%			LIFE	**	5	\$9,300	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout Concrete Access Walkways							
	Not Accessible	70%							
Pile Caps									
	Concrete	2%			LIFE	**	5		
		Erosion, Extent : Moderate, Area Affected : 20%							
		Location : At Top Of Exposed Pile Caps At Offshore End Of Slip							
	Not Accessible	98%							
Piles and Bracing									
	Not Accessible	100%							
Fender Facing									
	Timber	20%	Now	\$220,500	2042	**	3	\$7,100	
		Broken, Extent : Severe, Area Affected : 60%							
		Location : Throughout Interior Bay And At Offshore							
		Missing Part, Extent : Severe, Area Affected : 40%							
		Location : Throughout Interior Bay And At Offshore							
	Timber	35%	2-4	\$385,900	2042	**	3	\$12,400	
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn, Extent : Moderate, Area Affected : 40%							
		Location : Splash Zone							
	Timber	45%			2036	**	3	\$21,200	
Wales and Chocks									
	Steel	5%			2036	**	3-5	\$2,400	
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Splash Zone							
	Not Accessible	95%							
Deck Elements									
	Coping/Curb								
	Timber	50%			LIFE	**			
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
	No Component	50%							

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

Print Date : 16-Sep-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				



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

DEPARTMENT OF SANITATION - 827
SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM
Asset # : 14149

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck									
	Concrete	25%	Now	\$150,700	LIFE	**	5	\$4,600	1
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
	Concrete	75%	2-4	\$452,000	LIFE	**	5	\$13,800	2
		Cracking, Extent : Severe, Area Affected : 100% Location : Large Cracks Throughout Deck Surface Excess Deflections, Extent : Severe, Area Affected : 50% Location : Offshore Half Of Deck Sloping Towards Water Exposed Reinforcement, Extent : Severe, Area Affected : 25% Location : Throughout Deck Soffit Spalling, Extent : Severe, Area Affected : 25% Location : Throughout Deck Soffit							
Pile Caps									
	Timber	35%	4+	\$182,700	LIFE	**	4	\$27,100	
		Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Timber	40%			LIFE	**	4	\$31,000	
	Timber	25%	Now	\$130,500	LIFE	**	4	\$19,300	
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
Piles and Bracing									
	Timber	15%	4+	\$123,200	LIFE	**	4-5	\$6,600	
		Loose Connections, Extent : Severe, Area Affected : 50% Location : Partial And/or Non-bearing Piles Throughout Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Timber	25%	Now	\$205,400	LIFE	**	4-5	\$11,000	
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
	Not Accessible	60%							
Fender									
	Wales and Chocks								
	Timber	100%	Now	\$241,100	2043	**	4	\$28,200	
		Broken, Extent : Severe, Area Affected : 100% Location : Throughout							
Piles									
	Timber	50%	Now	\$191,100	2043	**	4	\$6,500	
		Broken, Extent : Severe, Area Affected : 100% Location : Collapse At West End Of Asset And Throughout							
	Not Accessible	50%							
Deck Elements									
	Coping/Curb								
	Timber	100%	Now	\$220,100	LIFE	**			
		Broken, Extent : Severe, Area Affected : 100% Location : Broken At Collapse And Missing Along West							

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



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

DEPARTMENT OF SANITATION - 827
W. 135TH MARINE TRANSFER STATION BARGE DOCKS
Asset # : 1841

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	20%			LIFE	**	5	\$8,300
	Timber	70%			LIFE	**	5	\$65,400
	<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	No Component	10%						
	Pile Caps							
	Concrete	10%			LIFE	**	5	\$200
	Timber	15%			LIFE	**	4	\$26,200
	Not Accessible	75%						
Piles and Bracing	Timber	5%			LIFE	**	4-5	\$5,000
	Not Accessible	95%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Wraps On The Majority Of Accessible Piles</i>							
Fender Buffer	Rubber	7%			2041	**	4-5	\$3,200
	No Component	90%						
	Not Accessible	3%						
	Facing							
	Timber	35%			2037	**	3	\$21,200
	Timber	5%	Now	\$94,300	2043	**	3	\$3,000
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
	No Component	10%						
Wales and Chocks	Timber	10%			2037	**	4	\$12,500
	<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Isolated</i>							
	No Component	90%						
	Piles							
	Timber	10%			2037	**	4	\$5,800
	No Component	80%						
	Not Accessible	10%						
Deck Elements	Coping/Curb							
	Timber	100%			LIFE	**		

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

Print Date : 16-Sep-2019

DEPARTMENT OF SANITATION - FY 2020

Asset Name : BULKHEAD
Address : 135TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS000B.MH2 / 1828 **Yr Built/Renovated** :
Linear Ft : 221 **Project Type** : SANITATION
Date of Survey : 26-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 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			



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

DEPARTMENT OF SANITATION - 827

BULKHEAD

Asset # : 1828

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	5%			LIFE	**	5		
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Throughout Gravity Wall At South End							
	No Component	95%							
Revetment									
	Stone	70%			LIFE	**	5	\$900	
	No Component	30%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : North End							
		Explanation : Natural Shoreline							
Sheet Piles									
	Steel	65%			LIFE	**			
	Steel	30%	4+	\$82,400	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Tidal Zone							
		Missing Coating, Extent : Moderate, Area Affected : 50%							
		Location : Tidal Zone							
	No Component	5%							
Pile Caps									
	Concrete	100%			LIFE	**	5	\$700	
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Isolated							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Brick Pavers	100%			2036	**	5	\$2,500	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Behind Steel Sheet Pile Wall							
		Explanation : Settlement							

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

Estimates are rounded to the nearest hundred dollars.

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

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

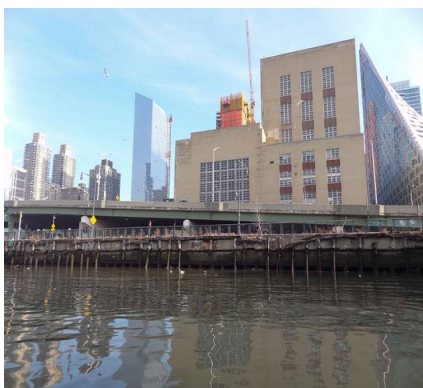
Print Date : 16-Sep-2019

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
Program / Asset # : DOS000B.MH4 / 1830 **Yr Built/Renovated** :
Linear Ft : 190 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 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			



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

DEPARTMENT OF SANITATION - 827
BULKHEAD BTWN PIERS 98 AND 99
Asset # : 1830

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top Concrete	100%	4+	\$67,100	LIFE	* *	5	\$700	
		Cracking, Extent : Light, Area Affected : 5% Location : Throughout Erosion, Extent : Light, Area Affected : 10% Location : In Tidal Zone Other Observation, Extent : Severe, Area Affected : 5% Location : 53 Ft To 63 Ft From North End Explanation : Erosion							
	Piles and Bracing Not Accessible	100%							
	Lowlevel Pile Caps Timber	5%			LIFE	* *			
		Rotting/Splitting, Extent : Light, Area Affected : 100% Location : Throughout							
	Not Accessible	95%							
Backfill									
	Fill Not Accessible	100%							
	Surface Concrete	100%			2040	* *	5	\$2,200	
		Cracking, Extent : Light, Area Affected : 2% Location : Isolated Traverse Crack Approximately 125 Ft From North End							
Fender									
	Piles Timber	90%	Now	\$33,600	2042	* *	4	\$4,100	
		Broken, Extent : Severe, Area Affected : 50% Location : Above Mlw Missing Pile, Extent : Severe, Area Affected : 10% Location : Throughout Rotting/Splitting, Extent : Severe, Area Affected : 25% Location : Above Mlw							
	Not Accessible	10%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Explanation : Not Accessible Below Water							
	Wales and Chocks Timber	100%	Now	\$35,200	2042	* *	4	\$10,300	
		Broken, Extent : Severe, Area Affected : 50% Location : Throughout Missing Part, Extent : Severe, Area Affected : 50% Location : Throughout							

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

DEPARTMENT OF SANITATION - 827
BULKHEAD BTWN PIERS 98 AND 99
Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Steel	50%			2025	\$94,800			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steel Mesh In Timber Frame							
	Timber	50%			2021	\$15,200			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Explanation : Weathering							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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	\$39,800	\$100		
Importance Code C				
Total	\$39,800	\$100		



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

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Asset # : 1821

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Gravity Wall								
	Concrete	25%	Now	\$1,230,100	LIFE	* *	5	\$600	
		<i>Cracking, Extent : Severe, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							
		<i>Missing Part, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Above Tidal Zone</i>							
		<i>Spalling, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : In Tidal Zone</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Emergency H-pile Bracing Installed To Temporarily Support Wall</i>							
		<i>Explanation : Bracing</i>							
	No Component	60%							
	Not Accessible	15%							
<hr/>									
Revetment	Stone	10%	4+	\$44,900	LIFE	* *	5	\$400	
		<i>Settlement, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : At Top And Mid Slope</i>							
	No Component	90%							
<hr/>									
Sheet Piles	Timber	30%	4+	\$702,000	LIFE	* *	4	\$3,300	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Above Mean Low Water Elevation</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Fill Loss Through Sheet Piles Evident By Settlement/Sinkholes In Asphalt</i>							
		<i>Explanation : Fill Loss</i>							
	No Component	40%							
	Not Accessible	30%							
<hr/>									
Wales	Not Accessible	100%							
<hr/>									
Backfill	Fill								
	Topsoil	25%	Now	\$32,800	2067	* *			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Inshore Of Gravity Wall And Along Timber Bulkhead</i>							
		<i>Explanation : Sinkholes</i>							
	Not Accessible	75%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Asset # : 1821

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Asphalt	50%	Now	\$27,500	2042	* *	5	\$1,700	
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Sinkholes At Inshore Of Gravity Wall And Along Timber Bulkhead</i>							
	Asphalt	10%			2036	* *	5	\$700	
		<i>Cracking, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Isolated Throughout</i>							
	Asphalt	25%	0-2	\$13,800	2042	* *	5	\$800	
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Along Timber Bulkhead</i>							
	Not Accessible	15%							
Deck Elements									
	Railing								
	Fencing	70%			2028	\$23,200	3	\$200	
		<i>Not Plumb, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Within Parking Lot Area</i>							
	Fencing	20%	Now	\$6,600	2032	* *	3		
		<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Inshore Of Sinkholes At Gravity Wall And East End Of Timber Bulkhead</i>							
	No Component	10%							

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

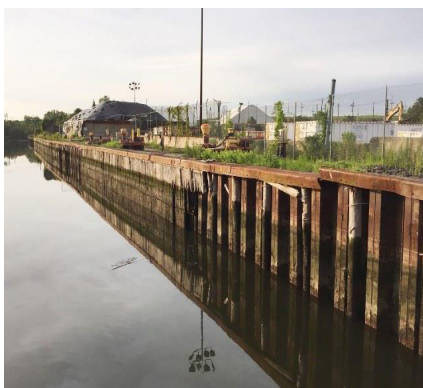
Print Date : 16-Sep-2019

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



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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Steel	30%	4+	\$45,700	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	50%			LIFE	**			
	Steel	15%	Now	\$45,700	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Western Half							
		Explanation : Broken And Displaced							
	No Component	5%							
Sheet Piles									
	Steel	5%			LIFE	**			
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Throughout, Visible Only Where Fenders Missing							
	Not Accessible	95%							
Backfill									
	Fill								
	Topsoil	10%	Now	\$22,400	2068	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 250 Feet From East And Throughout Along Edge Of Coping							
		Explanation : Sinkhole							
	Not Accessible	90%							
Surface									
	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 : 25%							
		Location : Failed Behind Sheet Piles Due To Fill Loss Throughout							
	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	2028	\$5,600	5	\$200	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Behind Sheet Pile Throughout							
Fender									

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Facing								
	Timber	35%	4+	\$85,700	2037	* *	3	\$13,800	
		Rotting/Splitting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Timber	35%	Now	\$428,700	2043	* *	3	\$13,800	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout But Primarily On The Western 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							
	No Component	5%							
	Not Accessible	90%							

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

Print Date : 16-Sep-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



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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Coping/Curb							
	Steel	20%	4+	\$33,400	LIFE	**		
		Corrosion, Extent : Moderate, Area Affected : 20%						
		Location : Throughout						
	Steel	60%			LIFE	**		
	Steel	20%	Now	\$33,400	LIFE	**		
		Other Observation, Extent : Severe, Area Affected : 100%						
		Location : Western 100 Feet						
		Explanation : Displaced Due To Impact						
	Sheet Piles							
	Steel	10%	Now	\$341,000	LIFE	**		
		Excess Deflection, Extent : Severe, Area Affected : 100%						
		Location : Eastern 115 Feet						
	Steel	10%	4+	\$341,000	LIFE	**		
		Corrosion, Extent : Moderate, Area Affected : 15%						
		Location : Tidal Zone						
	Not Accessible	80%						
		Other Observation, Extent : Light, Area Affected : 0%						
		Location :						
		Explanation : Behind Fender System						
Backfill	Fill							
	Topsoil	30%	Now	\$37,000	2068	**		
		Sinkhole, Extent : Severe, Area Affected : 100%						
		Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep						
	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	2028	\$9,300	5	\$400
		Other Observation, Extent : Severe, Area Affected : 100%						
		Location : Eastern 80 Feet						
		Explanation : Sinkhole, 8 Feet Deep, Behind Sheeting						
Fender	Facing							
	Timber	20%	Now	\$134,500	2043	**	3	\$4,300
		Broken, Extent : Severe, Area Affected : 100%						
		Location : Western 50 Feet And Isolated Throughout						
	Timber	45%	2-4	\$302,600	2043	**	3	\$9,700
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%						
		Location : Throughout						
	No Component	10%						
	Not Accessible	25%						
	Wales and Chocks							
	Not Accessible	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

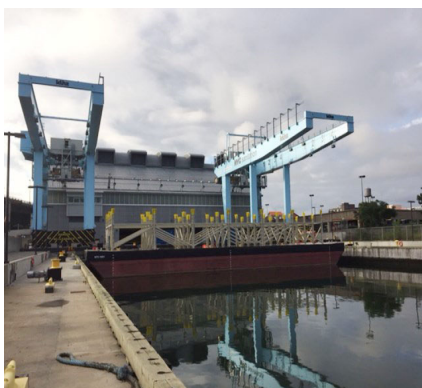
Print Date : 16-Sep-2019

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



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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD
Asset # : 14947

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Timber	100%			LIFE	**	5	\$400	
	Sheet Piles Steel	5%	4+	\$42,200	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Exposed Cofferdam At West End Of Asset							
	Steel	25%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Along South Face Of Asset							
		Explanation : Exposed Sheet Piles Above Water							
	Not Accessible	70%							
Pile Caps									
	Concrete	98%			LIFE	**	5	\$2,000	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : From 47 Feet To 119 Feet From East End Of Asset And Along South Face							
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Sealed Cracks From 119 Feet To 282 Feet From East End Of Asset							
	Concrete	2%	4+	\$6,200	LIFE	**	5		
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : At East Dolphin Cap							
Backfill									
	Fill								
	Not Accessible	100%							
Fender									
	Buffer								
	Rubber	20%			2041	**	4-5	\$4,100	
	No Component	80%							
	Facing								
	Timber	90%			2041	**	3	\$24,000	
		Worn, Extent : Light, Area Affected : 5%							
		Location : Within Tidal Zone At East Dolphin							
	No Component	10%							
Piles									
	Steel	40%			2041	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along South Face Of Asset							
		Explanation : Exposed Steel H-piles							
	Not Accessible	60%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD
Asset # : 14947

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Steel	23%			2041	* *	3-5	\$7,600	
		Corrosion, Extent : Moderate, Area Affected : 10%							
		Location : On Shackles Supporting The Tension Chains At The Fender Panels							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along South Face Of Asset							
		Explanation : Wales Supporting Fender Panels							
	Steel	2%	4+	\$7,600	2043	* *	3-5	\$500	
		Broken, Extent : Light, Area Affected : 2%							
		Location : Electrical Bonding Cables At Two Fender Panels Along South Face Of Asset							
	Timber	10%			2041	* *	4	\$5,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At East And West Dolphins							
		Explanation : Supporting Fender Clusters							
	No Component	65%							
Pile Cluster									
	Timber	2%	4+	\$8,500	2033	* *	4	\$400	
		Broken, Extent : Light, Area Affected : 5%							
		Location : Loose Wire Rope Around Top Of Cluster At East Dolphin							
	Timber	8%			2032	* *	4-10	\$11,000	
	No Component	90%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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		



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

DEPARTMENT OF SANITATION - 827
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13850

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Relieving Platform Top									
	Concrete/Stone	40%	4+	\$37,900	LIFE		* *		
		<i>Erosion, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : At Bottom Of Stone Facing Panels Full Length Of Wall</i>							
		<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Between Stone Facing In Tidal Zone</i>							
		<i>Spalling, Extent : Light, Area Affected : 2%</i>							
		<i>Location : Offshore Face In Splash Zone</i>							
	Concrete/Stone	10%	4+	\$94,800	LIFE		* *		
		<i>Broken, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Stone Panels At Dep Outfalls</i>							
	Not Accessible	50%							
Piles and Bracing									
	Not Accessible	100%							
Pile Caps									
	Timber	5%	2-4	\$69,300	LIFE		* *	4	\$200
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : At Outboard End</i>							
	Not Accessible	95%							
Backfill									
Fill									
	Not Accessible	100%							
Surface									
	Asphalt Pavers	30%			2037		* *	5	\$1,500
	Topsoil	25%			2026	\$6,200		5	\$500
	Under Construction	45%							
Deck Elements									
Railing									
	Steel	55%	4+	\$24,000	2027	\$240,400			
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Isolated</i>							
	Under Construction	45%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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		



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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA REVETMENT
Asset # : 1831

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall Concrete	20%			LIFE	**	5	\$400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Concrete Wall Supporting Dsny Parking Lot							
	No Component	80%							
Revetment									
	Stone	30%			LIFE	**	5	\$1,000	
	Stone	70%	4+	\$295,300	LIFE	**	5	\$2,300	
		Progressing Scour, Extent : Moderate, Area Affected : 100%							
		Location : Insufficient Stone Along Length Of Shoreline North Of Mts Access Bridge							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	15%			2041	**	5	\$900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : At New Dsny Parking Lot And Roadway							
	Asphalt	45%			2037	**	5	\$2,800	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 100%							
		Location : Throughout Parking Area North Of Roadway							
	Concrete	10%			2041	**	5	\$600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Adjacent To New Asphalt Parking Lot							
	Topsoil	30%			2026	\$9,300	5	\$800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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 :
Block : 2196 **Lot** : 1 **BIN** :

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	\$16,800		\$100	
Importance Code C				
Total	\$16,800		\$100	



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

DEPARTMENT OF SANITATION - 827
REVTMENT - RIPRAP BULKHEAD
Asset # : 13795

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	30%			LIFE	* *	5	\$300	
		<i>Spalling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers</i>							
	No Component	70%							
Revetment	Stone	80%			LIFE	* *	5	\$4,800	
	Stone	10%	2-4	\$77,100	LIFE	* *	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Southern 100 Feet</i>							
		<i>Explanation : Inadequate Placement/ Protection</i>							
	No Component	10%							
Sheet Piles	Steel	5%			LIFE	* *			
		<i>Corrosion, Extent : Light, Area Affected : 30%</i>							
		<i>Location : Throughout Exposed Surface Of Sheeting</i>							
	No Component	90%							
	Not Accessible	5%							
Backfill	Fill								
	Topsoil	10%	Now	\$13,500	2068	* *			
		<i>Erosion, Extent : Severe, Area Affected : 75%</i>							
		<i>Location : Southern 100 Feet Of Asset Above Revetment</i>							
	Not Accessible	90%							
Surface	Asphalt	20%	4+	\$1,900	2043	* *	5	\$1,100	
		<i>Settlement, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : At Terminus Of 216th Street</i>							
	Gravel	45%			2041	* *	2-5	\$1,400	
	Topsoil	35%			2026	\$19,800	5	\$1,600	
		<i>Erosion, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Northern 350 Feet</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2019

DEPARTMENT OF SANITATION - FY 2020

Asset Name : REVELMENT 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** :

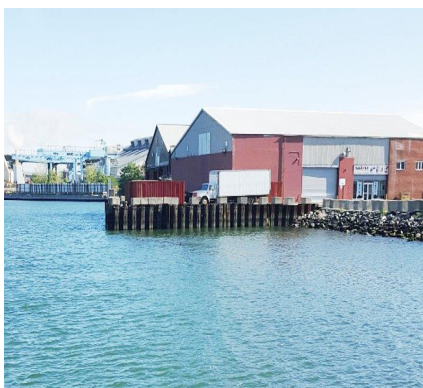
CAPITAL

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			



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

DEPARTMENT OF SANITATION - 827
REVTMENT AND BULKHEAD GOWANUS BAY
Asset # : 1824

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	30%			LIFE	**	5	\$1,300	
	Stone	10%	4+	\$11,500	LIFE	**	5	\$400	
		<i>Settlement, Extent : Light, Area Affected : 10%</i>							
		<i>Location : At Top Of Slope</i>							
	No Component	60%							
	Sheet Piles								
	Steel	20%			LIFE	**			
		<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : In Splash Zone, 140 Feet To 510 Feet From North End</i>							
	No Component	40%							
	Not Accessible	40%							
Backfill									
	Fill								
	Gravel	10%	Now	\$6,800	2042	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Above Revetment At Northern 140 Feet Of Asset</i>							
		<i>Explanation : Fill Loss</i>							
	Not Accessible	90%							
	Surface								
	Concrete	80%			2036	**	5	\$6,800	
		<i>Cracking, Extent : Light, Area Affected : 2%</i>							
		<i>Location : Isolated Throughout</i>							
	Concrete	20%	4+	\$16,900	2042	**	5	\$900	
		<i>Cracking, Extent : Light, Area Affected : 30%</i>							
		<i>Location : Transverse Cracking At North End Of Asset, At 19th Street</i>							

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

Print Date : 16-Sep-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
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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
REVTMENT AT DOS GARAGE
Asset # : 14019

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb Concrete	100%			LIFE	* *	5	\$400	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Isolated							
	Revetment Stone	100%			LIFE	* *	5	\$2,500	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : 155 Feet From 58th Road							
		Explanation : State Pollutant Discharge Elimination System Permit Outfall							
Backfill	Fill								
	Not Accessible	100%							
	Surface Topsoil	100%			2025	\$23,500	5	\$2,000	

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

Print Date : 16-Sep-2019

DEPARTMENT OF SANITATION - FY 2020

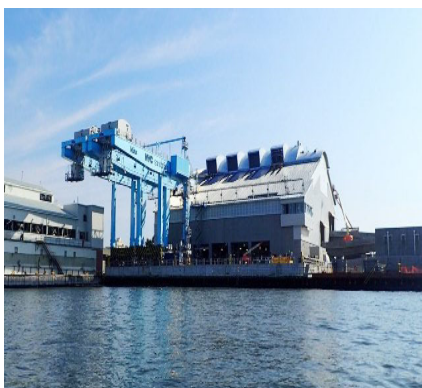
Asset Name : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Address : BAY 41ST ST AND GRAVESEND BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN3 / 1823 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : SANITATION
Date of Survey : 11-Aug-2017 **Landmark Status** : 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
Asset # : 1823

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	No Component	40%							
	Under Construction	60%							
	Sheet Piles								
	Steel	25%	4+	\$108,700	LIFE		* *		
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Above Mlw Elevation Along East And West Ends Of Asset							
	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			
		Recent Replace Evident, Extent : Light, Area Affected : 80%							
		Location : At New Mts Facility							
	No Component	40%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 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
Program / Asset # : DOS000B.BX1 / 1825 **Yr Built/Renovated** :
Linear Ft : 682 **Project Type** : SANITATION
Date of Survey : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 301 **BIN** :

CAPITAL	FY 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



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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Asset # : 1825

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	10%	Now	\$12,200	LIFE	**	5	\$100	
		<i>Broken, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
	Concrete	40%	2-4	\$19,500	LIFE	**	5	\$300	
		<i>Corrosion of Reinforcement, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
	Concrete	40%			LIFE	**	5	\$300	
	No Component	10%							
<hr/>									
Piles and Bracing	Timber	5%	Now	\$21,000	2042	**	4	\$5,100	
		<i>Broken, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Below Concrete Cap</i>							
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Below Concrete Cap</i>							
	Not Accessible	95%							
	<hr/>								
	Sheet Piles								
	Steel	20%	Now	\$847,300	LIFE	**			
		<i>Broken, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Splash Zone And Below</i>							
		<i>Corrosion, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Steel	40%	2-4	\$508,400	LIFE	**			
		<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Splash Zone</i>							
	Not Accessible	40%							
<hr/>									
Backfill	Fill								
	Sand	35%	Now	\$16,900	2057	**	5	\$200	
		<i>Loss of Backfill, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Entire Length</i>							
	Not Accessible	65%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Asset # : 1825

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill									
	Surface								
	Stone	30%			2040	* *	10		
	Stone	5%	Now	\$37,000	2042	* *			
		<i>Sinkhole, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Isolated Locations Behind Sheeting</i>							
	Topsoil	55%	Now	\$21,100	2027	\$21,100	5	\$900	
		<i>Erosion, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Entire Length</i>							
		<i>Settlement, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Sinkholes</i>							
	Topsoil	10%			2025	\$3,800	5	\$300	
Fender									
	Wales and Chocks								
	Steel	50%	Now	\$76,600	2042	* *	3-5	\$12,800	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Corrosion, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Timber	50%	Now	\$79,100	2042	* *	4	\$18,500	
		<i>Missing Part, Extent : Severe, Area Affected : 80%</i>							
		<i>Location : Throughout</i>							
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							

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

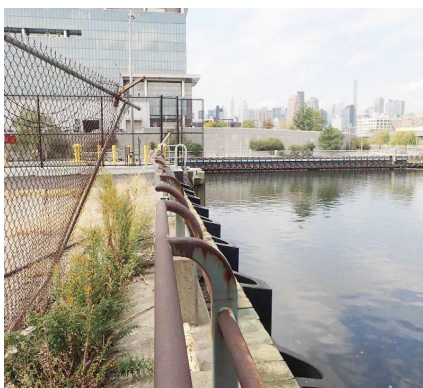
Print Date : 16-Sep-2019

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** :
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



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

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

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	2%			LIFE		**		
		Corrosion, Extent : Light, Area Affected : 50%							
		Location : Throughout Top Of Wall							
	Not Accessible	98%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	80%			2036		**	5	\$4,100
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
		Settlement, Extent : Light, Area Affected : 15%							
		Location : Isolated Throughout							
	Not Accessible	20%							
Fender									
	Buffer								
	Rubber	10%			2040		**	4-5	\$1,200
	No Component	90%							
	Facing								
	Timber	43%			2036		**	3	\$10,100
	Timber	7%	2-4	\$38,600	2042		**	3	\$1,200
		Rotting/Splitting, Extent : Moderate, Area Affected : 30%							
		Location : Eastern 30 Feet Of Asset							
	No Component	50%							
	Wales and Chocks								
	Timber	50%			2036		**	4	\$12,200
		Rotting/Splitting, Extent : Light, Area Affected : 20%							
		Location : Isolated On Upper Wale							
	No Component	30%							
	Not Accessible	20%							
Deck Elements									
	Railing								
	Steel	95%			2025	\$426,600			
		Corrosion, Extent : Light, Area Affected : 40%							
		Location : Throughout							
		Missing Coating, Extent : Moderate, Area Affected : 85%							
		Location : Throughout							
	Steel	5%	Now	\$4,500	2025	\$22,500			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : At East And West Ends Of Asset							
		Explanation : Impact Damage							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Parapet								
	Concrete	98%			2028	\$338,200			
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Isolated Throughout							
	Concrete	2%	4+	\$1,400	2028	\$6,900			
		Spalling, Extent : Moderate, Area Affected : 30%							
		Location : At Isolated Railing Connection 430 Feet From East End							

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** 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			



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
STONE REVETMENT AT NEW FULTON FISH MARKET

Asset # : 1826

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	7%	Now	\$18,500	LIFE	* *	5		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Vehicle Impact Damage At Isolated Locations							
	Concrete	93%			LIFE	* *	5	\$600	
	Revetment								
	Stone	100%			LIFE	* *	5	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : New Construction							
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	90%			2036	* *	5	\$7,600	
	Topsoil	10%			2025	\$4,200	5	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF SANITATION - 827**Project : SANITATION**

CAPITAL		FY 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

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