

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$6,828,500	\$2,380,800
Interior Architecture	\$2,839,400	\$351,400
Electrical	\$475,800	\$811,400
Mechanical	\$598,200	\$252,000
Site Enclosure	\$100,100	
Site Pavements	\$183,500	
Total	\$11,025,500	\$3,795,600
Importance Code A	\$6,828,500	\$2,409,100
Importance Code B	\$3,473,400	\$1,386,600
Importance Code C	\$723,700	
Total	\$11,025,500	\$3,795,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$11,500			
Interior Architecture	\$77,300			\$2,300
Electrical	\$3,100	\$4,300	\$3,300	\$3,500
Mechanical	\$95,800	\$17,500	\$81,700	\$20,600
Site Enclosure	\$47,100			
Total	\$234,800	\$21,800	\$85,000	\$26,400
Importance Code A	\$17,200	\$5,700	\$6,000	\$5,700
Importance Code B	\$137,300	\$16,100	\$79,100	\$20,600
Importance Code C	\$80,300			
Total	\$234,800	\$21,800	\$85,000	\$26,400



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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
BRONX 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	\$495,600	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	\$4,660,300	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	\$75,100	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	\$4,700	LIFE	**	5	\$200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	0-2	\$98,700	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	\$6,800	LIFE	**	5	\$10,800	1
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Parapet Wall Coping Stone								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
Location : Parapet Wall Coping Stone								
Roof								
Built-Up (BUR)	85%	Now	\$657,100	2030	\$2,190,300			
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	\$841,700	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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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+	\$472,800	LIFE	**	5	\$300,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Ceramic Tile	2%	0-2	\$9,800	2039	**	5	\$2,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Quarry Tile	30%			2043	**	5	\$102,900	
Vinyl Tile	8%	Now	\$34,400	2035	**	3	\$6,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Interior Walls								
Cast in Place Concrete	15%	Now	\$294,100	LIFE	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Throughout							
Concrete Masonry Unit	50%	0-2	\$229,500	LIFE	**	5	\$18,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Glass: Single Pane	5%	0-2	\$31,000	LIFE	**	5	\$3,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Gypsum Board	5%	0-2	\$2,100	LIFE	**	5	\$2,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
SGFT/Glazed Masonry	25%	2-4	\$100,000	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$306,400	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	\$853,300	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+	\$531,900	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		\$47,100	2060	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Rear Of Yard</i>									

Masonry: Brick	40%	Now		\$100,100	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		\$183,500	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	**			

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	\$5,400	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	\$81,000	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	\$16,600	1		

Panelboards

Fused Disc Sw	5%				2029	\$2,500	5	\$100	
Molded Case Bkrs	95%				2029	\$47,100	5	\$2,900	

Wiring

Thermoplastic	100%				2030	\$36,100	1		

Motor Controllers

Locally Mounted	15%				2028	\$15,500	5	\$100	
Motor Control Center	85%				2028	\$20,200	5	\$2,700	

Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$1,700	

Lighting

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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	\$196,500	10	\$74,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Locker Rooms, Offices, Parking Space							
		Explanation : T-8 Lamps							
	HID	30%			2030	\$314,200	10	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage							
		Explanation : Metal Halide							
	Egress Lighting								
	Exit, Service	100%			2030	\$34,600	1		
	Exterior Lighting								
	HID	30%			2030	\$145,200	10	\$100	
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2033	* *	5	\$3,400	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$77,600	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	\$398,300	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 : N/A, Area Affected : 100%							
		Location : Throughout The Garage							
Furnace		10%			2030	\$28,300	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Garage							
Hot Water Boiler		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	\$1,700	
	No Component	70%							
Terminal Devices									
Air Handler		20%	0-2	\$16,900	2025	\$337,600	1	\$12,900	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Fan Room							
Convector/Radiator		10%			2028	\$64,300	1	\$3,800	
	No Component	70%							
Air Conditioning									
Energy Source									
Electricity		100%			2038	* *	1		
Conversion Equipment									
Reciprocating Compr/Chiller		10%			2025	\$101,900	1	\$5,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Roof							
Window/Wall Unit		10%			2023	\$25,000	1		
	No Component	80%							
Terminal Devices									
Air Handler/Cool/Ht		10%			2025	\$26,900	1	\$7,200	
	No Component	90%							
Heat Rejection									
Air Cooled Condenser Unit		10%			2025	\$4,800	2	\$8,100	
	No Component	90%							
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE	* *	2-5	\$64,700	
Exhaust Fans									
Interior		20%			2025	\$85,400	2	\$700	
Roof		80%	0-2	\$15,900	2030	\$159,500	2	\$2,300	
		Not in Service, Extent : Moderate, Area Affected : 80%							
		Location : Roof							

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DEPARTMENT OF SANITATION - 827
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	\$73,200	2	\$1,700	
Sanitary Piping	Cast Iron	100%	0-2	\$17,600	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	\$5,000	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 80%									
Location : Roof									
Sewage Ejector(s)	Electric	100%			2030	\$34,600	4	\$4,600	
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	99%							
	Generic	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 10-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2871 **Lot** : 77 **BIN** : 2008640

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$644,400	
Interior Architecture	\$114,100	
Electrical		\$75,700
Total	\$758,500	\$75,700
Importance Code A	\$644,400	
Importance Code B	\$114,100	\$75,700
Total	\$758,500	\$75,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$43,300			\$4,700
Interior Architecture	\$84,900	\$1,600	\$500	\$700
Electrical	\$36,600	\$300	\$400	\$500
Mechanical	\$33,900	\$2,500	\$3,300	\$6,100
Site Pavements		\$400		
Total	\$198,700	\$4,800	\$4,200	\$11,900
Importance Code A	\$44,700	\$1,400	\$1,400	\$6,100
Importance Code B	\$122,000	\$1,400	\$2,800	\$5,800
Importance Code C	\$32,100	\$2,000		
Total	\$198,700	\$4,800	\$4,200	\$11,900



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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									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$25,700	LIFE	**	5	\$6,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Window Sills							
	Concrete Masonry Unit	5%			LIFE	**	5	\$900	
	Masonry: Brick	75%	Now	\$412,900	LIFE	**	5	\$20,600	1
		Diagonal Cracks, Extent : Severe, Area Affected : 30%							
		Location : South Facade, Corners Of Building, At Wall Penetrations							
		Horizontal Cracks, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Patching Evident, Extent : Severe, Area Affected : 25%							
		Location : Street Facade							
		Repointing Failure, Extent : Severe, Area Affected : 25%							
		Location : Various Locations Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 25%							
		Location : North And South Facades							
		Worn/Eroded, Extent : Severe, Area Affected : 15%							
		Location : At Door Openings							
	Metal Panel	5%			2051	**	5-10	\$9,500	
	Metal Coiling Doors	10%	Now	\$172,600	2051	**	5	\$4,300	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 20%							
		Location : All Doors							
		Deformed/Dented, Extent : Severe, Area Affected : 50%							
		Location : All Doors							
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : All Doors							
Windows									
	Aluminum	65%	0-2	\$17,600	2039	**	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%	Now	\$58,900	2056	**	5	\$6,400	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 80%							
		Location : Boiler Room							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%							
		Location : Boiler Room							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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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								
Parapets								
Masonry: Brick	75%			LIFE	* *	5	\$3,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Parapet Walls							
	Explanation : Covered With Metal Panel							
Metal Panel	25%			2051	* *	5	\$4,200	
Roof								
Modified Bitumen	100%			2039	* *	10	\$32,800	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Main Roof							
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$50,400	LIFE	* *	5	\$32,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Garage							
	Ponding, Extent : Severe, Area Affected : 2%							
	Location : 1st Floor							
	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							
Ceramic Tile	5%			2040	* *	5	\$1,000	
Vinyl Tile	25%	Now	\$49,100	2041	* *	3	\$2,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	10%			2034	* *	5	\$3,300	
Concrete Masonry Unit	80%	2-4	\$32,000	LIFE	* *	5	\$10,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
	Location : 1st Floor Near Room 104 Mens Toilet							
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Womens Locker Room							
Gypsum Board	10%			LIFE	* *	5	\$2,000	

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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
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,700	2044	* *	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	\$63,700	LIFE	* *	5	\$9,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Stairway							
	Paint Peeling, Extent : Severe, Area Affected : 40%							
	Location : Throughout Garage							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Within Garage From Roof Leak Above							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2044	* *			
Metal	5%			2051	* *	1-3	\$1,200	
Parking/Driveway								
Asphalt	100%			2040	* *			

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%			2031	\$1,600	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three Main Service Disconnect Switches Rated At 200 Amperes Each.									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2031	\$27,000	5	\$400	
Raceway									
Conduit		90%			2031	\$3,700	1		
Conduit		10%			2041	* *	1		
Panelboards									
Fused Disc Sw		10%			2030	\$800	5		
Molded Case Bkrs		80%			2030	\$6,600	5	\$300	
Molded Case Bkrs		10%			2039	* *	5		
Wiring									
Thermoplastic		90%			2031	\$8,100	1		
Thermoplastic		10%			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
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									
	Motor Controllers								
	Locally Mounted	100%			2029	\$15,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	35%			2031	\$11,800	10	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms And Hallways							
		Explanation : T-8 Lamps							
	HID	60%			2031	\$75,700	10	\$300	
	LED	5%			2036	* *			
Egress Lighting									
	Exit, Service	100%			2031	\$4,200	1		
Exterior Lighting									
	HID	30%			2031	\$17,500	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%	Now	\$4,700	2041	* *	1	\$500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Front Of The Building							
		Explanation : CCTV Surveillance Cameras Not Functioning							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%	Now	\$32,000	2041	* *	1-3	\$1,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations Not Functioning							

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%			2051	* *	5	\$4,300	
	Conversion Equipment								
	Steam Boiler	100%			2044	* *	1	\$13,800	
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								
	Explanation : Recent Instalation: New Boiler Accessories								
	Terminal Devices								
	Convactor/Radiator	20%			2044	* *	1	\$900	
	Fan Coil Unit/Heat	80%			2036	* *	1	\$3,600	

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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
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2029	\$3,000	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	Exhaust Fans								
	Roof	100%			2031	\$24,000	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Electric	50%			2029	\$6,400	4		
	Gas Fired	50%			2029	\$4,400	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$31,700	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Garage Room								
	Explanation : Leaks From Top Floor Bathroom To Garage Room								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$7,000	

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$574,900	
Interior Architecture	\$893,600	\$181,800
Electrical	\$191,400	\$272,900
Mechanical	\$279,600	\$1,233,500
Site Enclosure	\$388,300	
Site Pavements	\$746,900	
Total	\$3,074,800	\$1,688,200
Importance Code A	\$595,300	\$100,100
Importance Code B	\$2,080,000	\$1,588,100
Importance Code C	\$399,500	
Total	\$3,074,800	\$1,688,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$37,200			
Interior Architecture	\$14,400	\$3,200		\$2,400
Electrical	\$30,000	\$1,200	\$3,000	\$1,200
Mechanical	\$72,700	\$9,400	\$27,700	\$9,400
Site Enclosure	\$1,800			
Site Pavements	\$1,300			
Total	\$157,500	\$13,900	\$30,700	\$13,100
Importance Code A	\$60,600	\$4,100	\$4,300	\$4,100
Importance Code B	\$93,700	\$9,700	\$26,400	\$8,900
Importance Code C	\$3,200			
Total	\$157,500	\$13,900	\$30,700	\$13,100



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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									
Exterior Walls									
	Masonry: Brick Cavity	70%	4+	\$122,500	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 Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Coiling Doors	27%	2-4	\$143,100	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	\$157,800	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+	\$700	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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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	\$9,600			
		Other Observation, Extent : Light, Area Affected : 90%									
		Location : Roof									
		Explanation : Covered With Modified Bitumen									
	Masonry: Brick	20%	Now	\$54,500	LIFE	**	5	\$2,800			
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
		Location : Throughout									
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%									
	Metal Rail	15%	2-4	\$18,900	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+	\$600	LIFE	**	5	\$4,500			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
		Location : Coping									
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
	Roof	Modified Bitumen	95%			2035	**	10	\$97,100		
			Debris Present, Extent : Light, Area Affected : 25%								
Location : Throughout											
Skylight, Metal/Glass		5%			2050	**	10	\$17,000			
Soffits		Stucco Cement	100%	4+	\$15,500	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	\$95,500	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	\$180,200	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	\$12,800		
Glass Block	5%			LIFE	* *				
Glass: Single Pane	5%			LIFE	* *	5	\$2,400		
SGFT/Glazed Masonry	40%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	25%	Now	\$171,500	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+	\$446,400	LIFE	* *				
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Garage Area									
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete	50%	0-2	\$1,800	2065	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Parking Area									
Masonry: Brick	50%	Now	\$109,700	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	\$278,600	2060		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : Throughout, Front Of Building							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%	Now	\$457,200	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	\$1,300	2039		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Parking/Driveway									
	Asphalt	70%	Now	\$226,200	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	\$63,500	2043		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		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)	
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	\$1,200	
Lighting									
Interior Lighting									
	Fluorescent	40%			2030	\$80,900	10	\$30,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Locker Rooms And Offices									
	HID	5%			2030	\$37,800	10	\$100	
	LED	55%			2038	**			
Egress Lighting									
	Emergency, Battery	70%			2030	\$87,300	10	\$14,100	
	Exit, Service	30%			2030	\$7,500	1		
Exterior Lighting									
	HID	30%			2030	\$104,700	10	\$100	
	No Component	70%							
Alarm									
Security System									
	No Component	90%							
	Generic	10%	Now	\$28,000	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	\$191,400	1-3	\$10,300	
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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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	\$14,300	2040	* *	1	\$13,000	
		Abandoned in Place, Extent : Moderate, Area Affected : 100%							
		Location : 7 Rooftop Units, Roof							
	Furnace	40%	0-2	\$1,600	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	\$20,400	1	\$4,100	
	Hot Water Boiler	5%	0-2	\$6,700	2028	\$33,400	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	\$66,700	1	\$4,100	
Distribution									
	Hot Wtr Piping/Pump	15%			2029	\$20,200	4	\$600	
	No Component	85%							
Terminal Devices									
	Convactor/Radiator	15%			2028	\$69,500	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	\$36,100	1		
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	4+	\$79,800	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	\$9,300	2025	\$93,400	2	\$1,300	
		Not in Service, Extent : Moderate, Area Affected : 80%							
		Location : Roof							
	Roof	35%	0-2	\$50,300	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	\$9,500	2028	\$189,900	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Supply Room							
	Water Heater								
	Gas Fired	50%			2025	\$26,400	2	\$600	
	Gas Fired	50%	0-2	\$26,400	2030	\$26,400	2	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room 6A							
	Sanitary Piping								
	Cast Iron	30%	0-2	\$9,500	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	\$847,600	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							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$412,200	\$69,200
Interior Architecture	\$414,000	
Total	\$826,200	\$69,200
Importance Code A	\$412,200	\$69,200
Importance Code B	\$414,000	
Total	\$826,200	\$69,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$133,300			
Interior Architecture				
Electrical	\$12,400		\$4,600	
Mechanical			\$4,700	
Total	\$145,700		\$9,300	
Importance Code A	\$133,300			
Importance Code B	\$12,400		\$9,300	
Total	\$145,700		\$9,300	



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

DEPARTMENT OF SANITATION - 827
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	\$345,300	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	\$47,300	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	\$5,600	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	\$19,100	LIFE	* *	5	\$2,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : South Wall							
	Wood	5%	Now	\$66,900	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	\$8,700	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							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping On South Wall							
Roof									
	Asphalt Shingle	90%	Now	\$36,200	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	\$15,900	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	\$21,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Presence Of Salt Piles Prevented Full Examination							
Ceilings									
	Exposed Struc: Wood	100%	Now	\$414,000	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							

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

Estimates are rounded to the nearest hundred dollars.

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

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	\$4,100	2060		**	1		

*Corroded, Extent : Moderate, Area Affected : 100%**Location : Front Of The Building*

Panelboards

Molded Case Bkrs	100%	0-2	\$8,300	2055		**	5	\$100	

*Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%**Location : Front Of The Building*

Wiring

Thermoplastic	100%			2030	\$9,000		1		

Lighting

Exterior Lighting

HID	20%			2025	\$4,600		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

Ventilation

Exhaust Fans

Roof	50%			2025	\$4,700		2	\$100	

No Component	50%								

Plumbing

H/C Water Piping

Galvanized Steel	100%			2028	\$25,000		1		

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Along Side Of Shed**Explanation : Calcium Chloride Spray System*

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

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$3,626,100	\$780,200
Interior Architecture	\$7,420,700	\$360,500
Electrical	\$583,500	
Mechanical	\$3,149,300	\$97,500
Total	\$14,779,700	\$1,238,200
Importance Code A	\$3,626,100	\$780,200
Importance Code B	\$5,973,600	\$385,000
Importance Code C	\$5,179,900	\$73,000
Total	\$14,779,700	\$1,238,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$98,000			
Interior Architecture	\$11,500			\$2,000
Electrical	\$85,300	\$11,300	\$8,700	\$75,300
Mechanical	\$67,100	\$17,100	\$23,000	\$70,300
Total	\$261,900	\$28,400	\$31,700	\$147,600
Importance Code A	\$112,100	\$8,700	\$8,700	\$8,700
Importance Code B	\$149,800	\$19,700	\$23,000	\$138,900
Importance Code C				
Total	\$261,900	\$28,400	\$31,700	\$147,600



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

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

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

DEPARTMENT OF SANITATION - 827
BRONX 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	\$108,400	2041	**	5	\$25,100	1
	Masonry: Brick	45%	Now	\$1,005,500	LIFE	**	5	\$60,300	
	Masonry: Brick	25%	Now	\$558,600	LIFE	**	5	\$33,500	
	Metal Coiling Doors	10%	Now	\$840,500	2046	**	5	\$20,900	
	Stucco Cement	10%	Now	\$214,500	2031	\$429,100	5	\$16,800	
Windows									
	Aluminum	5%	Now	\$34,100	2051	**	5	\$400	
	Metal Louvers	5%	Now	\$4,900	2029	\$24,300			
	Steel	5%	Now	\$42,500	2051	**	5	\$4,600	
	No Component	85%							
Parapets									
	Masonry: Brick	25%	Now	\$151,600	LIFE	**	5	\$2,400	1
	Masonry: Brick	70%	Now	\$127,300	LIFE	**	5	\$6,700	
	Masonry: Limestone	5%	Now	\$16,500	LIFE	**	5	\$600	
Roof									
	Built-Up (BUR)	30%	Now	\$362,500	2036	**			
	Roll Roofing	70%	Now	\$257,300	2028	\$257,300	5	\$47,000	
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$604,600	LIFE	**	5	\$230,200	
	Ceramic Tile	5%	Now	\$140,800	2041	**	5	\$3,300	
	Steel Plate	3%	4+	\$159,100	LIFE	**	1		
	Vinyl Tile	12%	Now	\$148,300	2036	**	3	\$5,900	
Interior Walls									
	Ceramic Tile	5%	Now	\$556,700	2041	**	5	\$9,100	
	Concrete Masonry Unit	50%	Now	\$1,792,100	LIFE	**	5	\$73,000	
	Masonry: Brick	45%	Now	\$2,831,100	LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$11,500	2031	\$57,300	5	\$3,200	
	Exposed Concrete	30%	Now	\$684,200	LIFE	**	5	\$6,000	
	Exposed Concrete	25%			LIFE	**	5	\$5,000	
	Exposed Struc: Steel	30%	Now	\$447,900	LIFE	**			
	Plaster	10%	Now	\$55,800	LIFE	**	5	\$8,000	

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									
	Molded Case Bkrs	100%	2-4	\$5,400	2056	**	5	\$1,200	
Switchgear / Switchboard									
	Not Accessible	100%							
Raceway									
	Conduit	100%			2026	\$34,600	1		

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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									
Panelboards									
	Fused Disc Sw	5%			2025	\$2,100	5	\$100	
	Molded Case Bkrs	15%			2025	\$6,400	5	\$300	
	Molded Case Bkrs	80%	2-4	\$34,100	2051	* *	5	\$900	
Wiring									
	Braided Cloth	65%	2-4	\$19,900	2051	* *	1		
	Thermoplastic	35%			2026	\$10,700	1		
Motor Controllers									
	Locally Mounted	70%			2024	\$11,100	5	\$400	
	Locally Mounted	30%	2-4	\$4,800	2046	* *	5	\$100	
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	35%			2026	\$92,400	10	\$28,200	
	HID	60%			2026	\$58,300	10	\$1,700	
	HID	5%	Now	\$4,900	2036	* *			
Egress Lighting									
	Emergency, Battery	50%			2023	\$65,600	10	\$10,600	
	Exit, Service	50%			2023	\$5,400	1		
Exterior Lighting									
	HID	100%			2023	\$367,200	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	
Conversion Equipment									
	Steam Boiler	100%			2039	* *	1	\$87,200	
Distribution									
	Central Plant Steam	10%	0-2	\$154,200	2056	* *	4	\$400	
	Piping/Pmp								
	Central Plant Steam	90%			2026	\$1,387,400	4	\$3,900	
	Piping/Pmp								
Terminal Devices									
	Air Handler	40%	0-2	\$512,300	2036	* *	1	\$19,600	
	Convactor/Radiator	20%			2031	\$97,500	1	\$5,700	
	Fan Coil Unit/Heat	40%			2026	\$545,600	1	\$11,400	
Air Conditioning									
Energy Source									
	Electricity	100%			2034	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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** 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
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	10%			2023	\$19,000	1		
	No Component	90%							
	Distribution								
	Ductwork/Diffusers	5%			LIFE	**	2	\$5,700	
	No Component	95%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2026	\$8,700	1	\$1,400	
	No Component	95%							
	Heat Rejection								
	Air Cooled Condenser Unit	5%			2026	\$900	2	\$3,100	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	0-2	\$83,900	LIFE	**	2-5	\$4,900	
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$44,200	
	Exhaust Fans								
	Roof	60%	Now	\$90,700	2036	**	2	\$1,300	
	Wall Unit	40%			2026	\$13,000	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2036	**	1		
	Galvanized Steel	80%			2024	\$319,700	1		
	Water Heater								
	Gas Fired	100%			2024	\$55,600	2	\$1,300	
	Sanitary Piping								
	Cast Iron	95%			LIFE	**	1		
	Cast Iron	5%	0-2	\$33,300	LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	35%			2026	\$4,900	4	\$700	
	Submersible	65%			2023	\$2,000	4	\$1,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	**	1-5	\$44,400	

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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,614,600	\$1,435,300
Interior Architecture	\$772,300	\$343,300
Electrical	\$984,800	\$357,600
Mechanical	\$158,100	\$706,400
Site Pavements	\$288,000	
Total	\$3,817,800	\$2,842,600
Importance Code A	\$1,614,600	\$1,435,300
Importance Code B	\$1,915,200	\$1,407,300
Importance Code C	\$288,000	
Total	\$3,817,800	\$2,842,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$75,000			
Interior Architecture	\$44,000		\$13,700	\$900
Electrical	\$4,000	\$3,300	\$5,300	\$3,300
Mechanical	\$15,800	\$11,800	\$94,800	\$12,400
Site Enclosure	\$9,800			
Total	\$148,600	\$15,100	\$113,800	\$16,600
Importance Code A	\$80,800	\$5,800	\$5,900	\$5,800
Importance Code B	\$36,000	\$9,300	\$107,400	\$10,800
Importance Code C	\$31,800		\$500	
Total	\$148,600	\$15,100	\$113,800	\$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 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	\$25,300	2033	* *	5	\$29,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$470,400	LIFE	* *	5	\$47,000	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Joint 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	\$30,700	LIFE	* *	5	\$1,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Building Base At West Facade							
	Masonry: Limestone	2%	Now	\$18,900	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stone Band Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
		Location : Window Sills							
	Metal Coiling Doors	15%	Now	\$73,700	2035	* *	5	\$18,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$729,800	2055	* *	5	\$7,900	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	100%	Now	\$111,000	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							
		Joint 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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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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									
Roof									
	Built-Up (BUR)	85%	Now	\$143,500	2030	\$1,435,300			
		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+	\$86,100	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	\$256,100	LIFE	**	5	\$243,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Garage Floor And Elecrical 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	\$65,400	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	\$15,800	
	Gypsum Board	8%			LIFE	**	5	\$2,400	
	Gypsum Board	2%			LIFE	**	5	\$600	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Womens Locker Room And Toilets							
	Masonry: Brick	5%	Now	\$21,300	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	\$19,900	2028	\$99,600	5	\$5,600	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 15%					
				Location : Throughout, Specially In Weight Room					
				Staining/Discoloring, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
	AcousTileSusp.Lay-In	2%			2050	**	5	\$2,800	
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : Womens Locker Room And Toilets					
	Exposed Concrete	25%	Now	\$61,900	LIFE	**	5	\$5,400	
				Broken/Missing Elements, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Exposed Struc: Steel	60%	Now	\$388,900	LIFE	**			
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Throughout					
	Metal Panel	5%			LIFE	**	5	\$8,700	
Site Enclosure									
	Fence/Gates								
	Chain Link	50%	0-2	\$6,200	2040	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 100%					
				Location : North Facade					
	Iron Picket	50%	0-2	\$3,600	2050	**			
				Corrosion/Rusting, Extent : Light, Area Affected : 10%					
				Location : East Facade					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	**			
	Parking/Driveway								
	Cast in Place Concrete	100%	Now	\$288,000	2050	**			
				Cracking/Crumbling, Extent : Severe, Area Affected : 100%					
				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	\$300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 2,000 Ampere Main Disconnect Switch					
	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	\$900	
Lighting									
Interior Lighting									
	Fluorescent	38%			2030	\$53,700	10	\$20,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Locker Room, Fitness Room And Offices								
	Explanation : T-8 Lamps								
	Fluorescent	1%			2030	\$1,400	10	\$500	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Bronx 7 Garage								
	HID	60%	0-2	\$316,400	2040	**			
	Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
	Location : Bronx 8 Garage								
	LED	1%			2038	**			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Bronx 8 Showers								
Egress Lighting									
	Emergency, Battery	1%			2040	**	10	\$100	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Bronx 7 Women Locker Room And Shower								
	Exit, Battery	99%			2030	\$58,800	10	\$3,900	
Exterior Lighting									
	HID	100%			2030	\$243,700	10	\$200	
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2025	\$668,400	1-3	\$36,000	

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	\$425,000	1	\$18,100	
	Convactor/Radiator	30%			2043	* *	1	\$5,700	
	Fan Coil Unit/Heat	20%			2030	\$181,000	1	\$3,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%	0-2	\$97,900	2040	* *	2	\$600	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Window/Wall Unit	20%			2025	\$25,200	1		
	No Component	60%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%	Now	\$4,900	2030	\$48,700	2	\$32,500	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,600	
	Exhaust Fans								
	Roof	100%	Now	\$60,200	2030	\$100,400	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	\$36,900	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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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	\$9,200	4	\$1,200	
	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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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,437,400	\$1,213,000
Interior Architecture	\$683,600	\$255,700
Electrical	\$381,400	\$146,900
Mechanical	\$804,700	
Total	\$4,307,100	\$1,615,600
Importance Code A	\$2,551,200	\$1,213,000
Importance Code B	\$1,498,200	\$402,600
Importance Code C	\$257,700	
Total	\$4,307,100	\$1,615,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$78,900		\$12,300	
Interior Architecture	\$52,400			\$1,200
Electrical	\$57,000	\$36,400	\$6,000	\$53,800
Mechanical	\$53,200	\$20,500	\$12,600	\$31,100
Total	\$241,400	\$56,900	\$30,800	\$86,100
Importance Code A	\$78,900	\$600	\$12,300	\$15,700
Importance Code B	\$125,200	\$56,300	\$18,600	\$70,400
Importance Code C	\$37,400			
Total	\$241,400	\$56,900	\$30,800	\$86,100



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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									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$281,200	LIFE	**	5	\$46,800	
	Fiberglass Panel	10%	Now	\$29,100	2035	**	5	\$22,500	
	Masonry: Brick	65%	Now	\$1,038,800	LIFE	**	5	\$77,900	
	Metal Coiling Doors	10%	Now	\$225,400	2031	\$751,500	5	\$18,700	
	Stucco Cement	10%	Now	\$38,400	2031	\$383,600	5	\$15,000	
Windows									
	Aluminum	95%	Now	\$518,500	2034	**	5	\$18,700	
	Metal Louvers	5%			2035	**	10	\$12,300	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$56,800	LIFE	**	5	\$10,400	
	Masonry: Brick	80%	Now	\$206,500	LIFE	**	5	\$10,800	
	Metal Panel	10%	Now	\$11,500	2046	**	5	\$2,600	
Roof									
	Modified Bitumen	100%			2034	**	10	\$110,100	
Interior									
Floors									
	Cast in Place Concrete	85%	Now	\$181,400	LIFE	**	5	\$172,700	
	Ceramic Tile	5%	Now	\$99,400	2041	**	5	\$2,300	
	Vinyl Tile	10%	Now	\$87,300	2036	**	3	\$3,500	
Interior Walls									
	Concrete Masonry Unit	50%	Now	\$107,200	LIFE	**	5	\$17,500	
	Masonry: Brick	40%	Now	\$150,500	LIFE	**			
	SGFT/Glazed Masonry	10%	Now	\$37,400	LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$8,300	2031	\$83,000	5	\$4,600	
	Exposed Concrete	35%	Now	\$57,800	LIFE	**	5	\$5,100	
	Exposed Struc: Steel	50%			LIFE	**			
	Plaster	5%	Now	\$6,700	LIFE	**	5	\$2,900	

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	
	Fused Disc Sw	50%			2026	\$15,000	5	\$100	
	Switchgear / Switchboard								
	Fused Disc Sw	30%			2026	\$56,700	5	\$100	
	Molded Case Bkrs	70%			2026	\$132,300	5	\$1,100	
	Raceway								
	Conduit	95%			2026	\$50,400	1		
	Conduit	5%			2036	* *	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
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	\$5,400	5	\$100	
	Molded Case Bkrs	70%			2025	\$75,200	5	\$1,100	
	Molded Case Bkrs	20%			2034	**	5	\$300	
	Molded Case Bkrs	5%	2-4	\$5,400	2051	**	5		
Wiring									
	Braided Cloth	40%	2-4	\$24,400	2051	**	1		
	Thermoplastic	50%			2026	\$30,500	1		
	Thermoplastic	10%			2036	**	1		
Motor Controllers									
	Locally Mounted	80%			2024	\$66,800	5	\$300	
	Locally Mounted	20%	2-4	\$16,700	2046	**	5		
Ground									
Grounding Devices									
	Generic	100%	0-2	\$10,500	LIFE	**	5	\$900	
Lighting									
Interior Lighting									
	Fluorescent	60%			2034	**	10	\$34,100	
	HID	40%			2034	**	10	\$800	
Egress Lighting									
	Exit, Service	100%			2026	\$7,600	1		
Exterior Lighting									
	HID	100%			2034	**	10	\$200	
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2029	\$146,900	5	\$1,800	

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								
	Electricity	10%			2036	* *	1		
	No Component	90%							
Conversion Equipment									
	Radiant Heater	10%			2026	\$113,800	2	\$2,900	
	No Component	90%							
Distribution									
	Central Plant Steam Piping/Pmp	100%			2026	\$108,700	4	\$3,100	
Terminal Devices									
	Air Handler	90%			2023	\$81,300	1	\$34,500	
	Convactor/Radiator	10%			2031	\$3,400	1	\$2,000	

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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
Air Conditioning									
	Energy Source								
	Electricity	10%			2034	**	1		
	No Component	90%							
Conversion Equipment									
	Window/Wall Unit	10%			2024	\$13,400	1		
	No Component	90%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2	\$8,100	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	0-2	\$59,200	LIFE	**	2-5	\$3,500	
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$31,100	
Exhaust Fans									
	Roof	100%	0-2	\$106,600	2036	**	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2024	\$281,800	1		
Water Heater									
	Oil Fired	100%			2023	\$53,300	1	\$1,800	
Sanitary Piping									
	Cast Iron	10%	0-2	\$47,000	LIFE	**	1		
	Cast Iron	90%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	5%	0-2	\$800	2036	**	1	\$200	
	Generic	95%			2026	\$15,500	1	\$3,600	
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	**	1-5	\$31,300	

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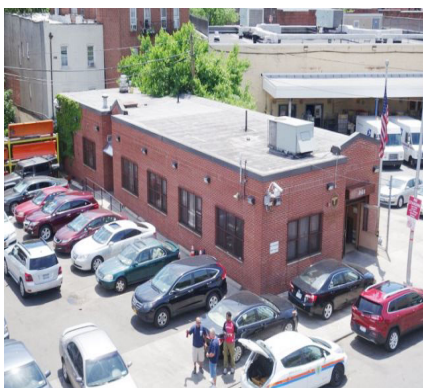
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 10-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2864 **Lot** : 20 **BIN** : 2117800

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$112,000
Total		\$112,000
Importance Code A		\$112,000
Total		\$112,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$47,900	\$400		\$300
Interior Architecture	\$50,000		\$500	\$400
Electrical	\$31,800	\$200	\$200	\$200
Mechanical	\$300	\$300	\$400	\$300
Site Pavements	\$38,900			
Total	\$168,900	\$900	\$1,100	\$1,200
Importance Code A	\$48,000	\$500	\$100	\$400
Importance Code B	\$81,200	\$300	\$600	\$800
Importance Code C	\$39,700		\$400	
Total	\$168,900	\$900	\$1,100	\$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
BRONX DISTRICT 5 ADMIN. BLDG.
Asset # : 14766

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick Cavity	97%	4+	\$14,300	LIFE	**	5	\$6,900		
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : Facade Facing Parking Lot									
Metal Panel	2%			2041	**	5-10	\$1,000		
Pre-Cast Concrete	1%			LIFE	**	5	\$200		
Windows									
Aluminum	100%			2039	**	5	\$800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Protective Metal Grilles									
Parapets									
Concrete Masonry Unit	2%			LIFE	**	5			
Metal Panel	3%			2051	**	5			
No Component	95%								
Roof									
Modified Bitumen	100%	Now	\$33,600	2031	\$112,000				
Ridging, Extent : Moderate, Area Affected : 25%									
Location : Roof									
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									
Soffits									
Metal Panel	100%			2051	**	5-10			
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$400		
Ceramic Tile	5%			2040	**	5	\$200		
Vinyl Tile	90%	Now	\$33,200	2041	**	3	\$1,300		
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Corridors And Kitchen Area									
Worn/Eroded, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Interior Walls									
Ceramic Tile	5%			2040	**	5	\$800		
Glass: Single Pane	3%			LIFE	**	5	\$400		
Gypsum Board	92%	Now	\$13,300	LIFE	**	5	\$8,700		
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Entrance Lobby									
Ceilings									
AcousTileSusp.Lay-In	100%	4+	\$3,500	2044	**	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									

Site Enclosure

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
BRONX 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
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051		* *		
	Retaining Walls								
	Cast in Place Concrete	100%			2066		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$12,500	2044		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Front At Cromwell Avenue								
	On-Site Walkways								
	Cast in Place Concrete	100%			2044		* *		
	Parking/Driveway								
	Asphalt	100%	Now	\$26,400	2040		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Parking Lot								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Parking Lot								
	Sinking/Subsiding, Extent : Severe, Area Affected : 2%								
	Location : Parking Lot								

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%			2041	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Security Desk Area							
		Explanation : No Available Nameplate Rating Capacity							
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$16,500	10	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Exit, Service	100%			2031	\$1,000	1		

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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
Lighting									
	Exterior Lighting								
	HID	30%			2031	\$3,300	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$1,800	2041	* *	1	\$200	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : CCTV Surveillance Cameras Not Functioning								
	Fire/Smoke Detection								
	Generic, Analog	100%	Now	\$30,100	2041	* *	1-3	\$1,500	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : 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								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$1,300	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$200	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Boiler Room								
	Explanation : No.2 Hot Water Circulating Pumps								
	Terminal Devices								
	Convactor/Radiator	100%			2044	* *	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2036	* *	2		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,500	
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	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
Plumbing								
	Water Heater							
	Gas Fired	100%		2029	\$1,700	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2036	* *	1	\$200	
	Fixtures							
	Generic	100%						

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 13-Nov-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3015 **Lot** : 58 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$918,900	
Interior Architecture	\$371,700	\$90,400
Electrical		\$82,300
Mechanical		\$712,700
Site Enclosure	\$83,700	
Total	\$1,374,400	\$885,400
Importance Code A	\$918,900	\$217,700
Importance Code B	\$371,700	\$667,700
Importance Code C	\$83,700	
Total	\$1,374,400	\$885,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$118,300			
Interior Architecture	\$225,000			\$600
Electrical	\$39,100		\$100	\$300
Mechanical	\$48,100	\$4,600	\$5,400	\$4,100
Site Enclosure	\$3,700			
Total	\$434,300	\$4,600	\$5,500	\$5,000
Importance Code A	\$121,500	\$3,200	\$3,200	\$3,200
Importance Code B	\$224,200	\$1,400	\$2,300	\$1,800
Importance Code C	\$88,600			
Total	\$434,300	\$4,600	\$5,500	\$5,000



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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	\$6,100	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,900	
	Masonry: Brick	79%	Now	\$482,900	LIFE	* *	5	\$24,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Front Facade Base									
Graffiti, Extent : Severe, Area Affected : 5%									
Location : North Facade									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Various Locations. All Facades									
Loose/Delam Surface, Extent : Severe, Area Affected : 15%									
Location : Window Heads									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Vertical Cracks, Extent : Severe, Area Affected : 20%									
Location : Corners Of Building									
	Masonry: Granite	1%	Now	\$24,000	LIFE	* *	5	\$200	
Loose Units, Extent : Severe, Area Affected : 10%									
Location : Base Of Door Openings									
	Metal Panel	2%	Now	\$200	2042	* *	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Side Panels At Rolling Doors									
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%	2-4	\$10,500	2037	* *	5	\$4,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Base Of Doors									
	Pre-Cast Concrete	1%			LIFE	* *	5	\$2,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									

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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									
Windows									
	Aluminum	20%	Now	\$600	2040	**	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Window Sashes At Stairs And Second Floor									
Crwt/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	\$900	2047	**			
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : Vents Throughout									
	Steel	75%	Now	\$22,400	2057	**	5	\$2,400	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Garage Area									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Windows Throughout Garage									
Explanation : Single Pane Windows Well Beyond Useful Life									
Parapets									
	Masonry: Brick	90%	Now	\$49,500	LIFE	**	5	\$3,900	
Joint 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	\$3,500	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%			2052	**	5	\$500	

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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									
	Roof								
	Built-Up (BUR)	70%	Now	\$436,100	2042	**			1
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : North And South Walls Above Garage							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : North And South Walls Above Garage							
		Worn/Eroded, Extent : Severe, Area Affected : 40%							
		Location : Roof Above Garage							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof Above Garage							
		Explanation : Component Type Well Beyond Useful Life							
	Modified Bitumen	25%			2037	**	10	\$10,400	
	Roll Roofing	5%			2028	\$9,500	5	\$3,500	
Soffits									
	Stucco Cement	100%			2030		5		
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$95,000	LIFE	**	5	\$90,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Curbing Throughout, Driveway At Entry Bay, Area Around Trench Drain In Garage							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Partial Basement Area							
	Ceramic Tile	5%	0-2	\$10,400	2035	**	5	\$1,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Locker Rooms							
	Vinyl Tile	10%	Now	\$45,700	2042	**	3	\$1,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout First And Second Floor Offices							

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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
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	**	10	\$4,100	
Ceramic Tile	3%	Now	\$4,300	2035	**	5	\$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Locker Rooms								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : 2nd Floor Locker Rooms								
Concrete Masonry Unit	20%			LIFE	**	5	\$3,800	
Gypsum Board	7%	Now	\$1,500	LIFE	**	5	\$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : 1st Floor Offices And 2nd Floor Corridor								
Masonry: Brick	48%	Now	\$48,600	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	**	10	\$300	
SGFT/Glazed Masonry	12%	Now	\$24,100	LIFE	**			
Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
Location : Stairwell And Entry Walls								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$43,500	2052	**	5	\$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : 2nd Floor Corridor								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : 1st Floor Offices, Female Locker Room								
Exposed Concrete	80%	Now	\$276,700	LIFE	**	5	\$6,100	
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : Girders In Garage, Oil Tank Room In Basement								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Beams Throughout								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Girders In Garage And Basement Beams								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Garage, Oil Tank Room, Boiler Room								
Gypsum Board	5%			LIFE	**	5-10	\$8,400	
Plaster	5%	Now	\$35,300	LIFE	**	5	\$1,500	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : North Stairwell And Front Storage Areas								

Site Enclosure

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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	\$83,700	2062		* *		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : North Side Of Building								
	Corrosion/Rusting, Extent : Severe, Area Affected : 40%								
	Location : North Side Of Building								
	Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : North Side Of Building								
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$3,700	2052		* *		
	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%			2052		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2037		* *		
On-Site Walkways									
	Cast in Place Concrete	100%			2037		* *		

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%			2032	\$1,600	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 200 Ampere Main Disconnect Switch								
Raceway									
	Conduit	90%			2032	\$3,700	1		
	Conduit	10%	Now	\$400	2062	* *	1		
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Electrical And Boiler Room								
Panelboards									
	Fused Disc Sw	5%			2031	\$800	5		
	Molded Case Bkrs	75%			2031	\$12,400	5	\$600	
	Molded Case Bkrs	20%	Now	\$3,300	2057	* *	5	\$100	
	Enclosure Corroded, Extent : Severe, Area Affected : 100%								
	Location : Basement								
Wiring									
	Thermoplastic	100%			2032	\$9,000	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$31,800	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

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%	Now	\$10,500	LIFE	* *	5	\$500	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Water Main Basement							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2027	\$23,600	10	\$8,900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%	Now	\$15,700	2042	* *			
		Inadequate Lighting Level, Extent : Severe, Area Affected : 100%							
		Location : Basement And First Floor							
	Fluorescent	30%			2037	* *	10	\$8,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Second Floor							
	HID	20%			2027	\$58,700	10	\$200	
	Exterior Lighting								
	HID	20%			2027	\$27,100	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%			2032	\$65,500	5	\$10,100	
	Conversion Equipment								
	Steam Boiler	100%			2030	\$217,700	1	\$32,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit. Corroded							
Distribution									
	Steam Piping/Pump	100%	Now	\$14,900	2032	\$148,700			
		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%			2030	\$81,000	1	\$4,700	
	Fan Coil Unit/Heat	25%	0-2	\$25,200	2027	\$125,900	1	\$2,400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Three Of The Units Are Not Working On The 1st Floor.							
	Unit Heater - Steam	30%			2032	\$36,100	4	\$1,300	

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

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

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

DEPARTMENT OF SANITATION - 827
BRONX 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
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2027	\$14,000	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork Stainless Steel	30%			LIFE	**			
	No Component	70%							
	Exhaust Fans								
	Roof	20%			2037	**	2	\$200	
	Wall Unit	70%			2027	\$8,400	2	\$700	
	No Component	10%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%	Now	\$2,500	2042	**	1		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Insulation Deteriorated							
	Galvanized Steel	50%	Now	\$1,500	2030	\$73,800	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	2025	\$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%			2042	**	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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Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : BROOKLYN 1 AND 4 GARAGE
Address : 161 VARICK AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0074.000 / 15000 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 239,320 **Project Type** : SANITATION
Date of Survey : 25-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2962 **Lot** : 1 **BIN** : 34

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$235,700	\$7,935,300
Interior Architecture	\$156,700	\$671,100
Electrical	\$1,643,400	
Mechanical	\$1,405,400	\$1,538,400
Total	\$3,441,100	\$10,144,800
Importance Code A	\$235,700	\$7,935,300
Importance Code B	\$3,205,500	\$2,070,700
Importance Code C		\$138,800
Total	\$3,441,100	\$10,144,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$15,500	\$34,800		\$71,900
Interior Architecture	\$6,200		\$19,400	\$26,900
Electrical	\$6,900	\$13,400	\$13,400	\$21,900
Mechanical	\$44,500	\$44,000	\$69,400	\$70,800
Site Pavements	\$66,700			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$155,500	\$108,000	\$118,000	\$207,300
Importance Code A	\$19,100	\$38,300	\$3,600	\$75,900
Importance Code B	\$69,700	\$69,700	\$104,000	\$131,300
Importance Code C	\$66,700		\$10,500	
Total	\$155,500	\$108,000	\$118,000	\$207,300



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
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

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	70%			LIFE	**	5	\$193,000		
Metal Panel	8%			2051	**	5-10	\$151,700		
Metal Sect. OHD	20%			2044	**	5	\$172,400		
Weathering Steel	2%			LIFE	**	1			
Other Observation, Extent : Light, Area Affected : 10%									
Location : Varick Avenue Garage Door Steel Jamb Cladding									
Explanation : Minor Rusting At Door Jamb Bases.									
Windows									
Aluminum	75%			2047	**	5	\$10,100		
Metal Louvers	25%			2040	**	10	\$21,000		
Parapets									
Cast Stone/Terra Cotta	10%	0-2	\$10,300	LIFE	**	5	\$28,500		
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout Coping Stone Joints									
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100		
Masonry: Brick	75%			LIFE	**	5	\$27,600		
Metal Panel	5%			2051	**	5	\$7,100		
Metal Rail	5%			2044	**	5-10	\$33,300		
Roof									
Modified Bitumen	90%	4+	\$149,500	2031	\$7,474,000				
Blisters, Extent : Moderate, Area Affected : 5%									
Location : Various Areas									
Skylight, Plastic	10%			2044	**	1			
Soffits									
Fiberglass Panel	33%	Now	\$5,200	2034	**	5	\$24,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Awnings Over Varick Avenue Garage Entrances									
Metal Panel	37%			2051	**	5-10	\$98,700		
Stucco Cement	30%			2044	**	5	\$29,100		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$39,200		
Ceramic Tile	5%			2040	**	5	\$17,900		
Poured Epoxy/Resin	10%			2029	\$375,600				
Sheet Vinyl/Rubber	10%			2036	**	5	\$53,700		
Traffic Topping	70%			2036	**	5	\$313,400		
Interior Walls									
Ceramic Tile	5%			2040	**	5	\$20,900		
Concrete Masonry Unit	83%			LIFE	**	5	\$138,800		
Glass: Single Pane	2%			LIFE	**	5	\$6,300		
Gypsum Board	10%			LIFE	**	5	\$25,100		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

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%	4+	\$6,200	2044	* *	5	\$17,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : Entry Vestibules							
Exposed Struc: Steel	88%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	\$8,600	
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2051	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Rear Parking Yard							
	Explanation : This Is Actually A Precast Concrete Panel Wall Assembly That Looks Like Concrete Masonry Unit							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	65%	0-2	\$20,800	2034	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Rear Parking Area							
Cast in Place Concrete	35%	Now	\$45,900	2044	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Fuel Filler Stations							

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%			2051	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Wing Bk1 Electrical Room								
Explanation : 2,500 Ampere Bolted Pressure Switch								
Fused Disc Sw	50%			2051	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Wing Bk4 Electrical Room								
Explanation : 2,500 Ampere Bolted Pressure Switch								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

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	50%			2048	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Electrical Room							
		Explanation : 500 Kilovolt-ampere Transformer							
	Dry Type	50%			2048	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Electrical Room							
		Explanation : 500 Kilovolt-ampere Transformer							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2057	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Electrical Room							
		Explanation : Switchboard MDS 1							
	Fused Disc Sw	50%			2057	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Electrical Room							
		Explanation : Switchboard MDS 4							
Raceway									
	Conduit	100%			2057	* *	1		
Panelboards									
	Molded Case Bkrs	100%			2053	* *	5	\$6,300	
Wiring									
	Thermoplastic	100%			2057	* *	1		
Motor Controllers									
	Motor Control Center	50%			2048	* *	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Utility Closet							
		Explanation : Four Motor Control Centers							
	Motor Control Center	50%			2048	* *	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Utility Closet							
		Explanation : Four Motor Control Centers							
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,500	
Lighting									
Interior Lighting									
	Fluorescent	10%			2039	* *	10	\$22,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Office Areas And Corridors							
	HID	90%			2039	* *	10	\$7,000	
Egress Lighting									
	Emergency, Battery	50%			2039	* *	10	\$28,900	
	Exit, Battery	50%			2039	* *	10	\$8,100	

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

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%			2039	**	10	\$700	
Lightning Protection									
	Arresters/Cabling Generic	100%			2066	**	5	\$7,000	
Alarm									
	Fire/Smoke Detection Generic, Digital	100%	Now	\$1,643,400	2039	**	1-3	\$134,100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Facility							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Facility							
		Explanation : Fire Watch Is In Place 24 Hours Per Day							
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%			2051	**	1		
	Conversion Equipment Hot Water Boiler	30%			2044	**	1	\$35,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : First Floor Mechanical Room							
		Explanation : 12 Units, 6 Units Per Garage							
	No Component	70%							
Distribution									
	Hot Wtr Piping/Pump	30%			2047	**	4	\$5,300	
	No Component	70%							
Terminal Devices									
	Air Handler	40%			2036	**	1	\$59,200	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Garage 1 And Garage 4 Roof							
		Explanation : 18 Units, 9 Units Per Garage							
	Unit Heater - Hot Water	60%			2036	**			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Garage 1 And Garage 4							
		Explanation : Gas Fired Unit Heaters							
Air Conditioning									
	Energy Source Electricity	30%			2047	**	1		
	Natural Gas	70%			2051	**	1		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

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								
	Absorption Chiller/Direct Fire	30%	Now	\$769,200	2031	\$1,538,400	1	\$69,900	
				Other Observation, Extent : Severe, Area Affected : 60%					
				Location : Garage 1 And Garage 4 Roof					
				Explanation : 8 Unit Modules Malfunctioning Per Garage					
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2051	**	4	\$5,300	
	Ductwork/Diffusers	30%			LIFE	**	2	\$93,400	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2036	**	1	\$44,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Ground Floor And 2nd Floor Mechanical Room					
				Explanation : 6 Air Handling Units, 3 Per Garage					
	Fan Coil - 4 Pipe	20%			2036	**	1	\$15,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 3rd Floor					
				Explanation : Perimeter Heating And Cooling					
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$20,000	
	No Component	85%							
Exhaust Fans									
	Interior	5%			2036	**	2	\$400	
	Roof	95%			2036	**	2	\$7,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
Water Heater									
	Gas Fired	100%	Now	\$15,100	2026	\$151,100	2	\$2,800	
				Broken, Extent : Severe, Area Affected : 25%					
				Location : One Unit In 1st Floor Mechanical Room Garage 1					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room Garage 1 And 4					
				Explanation : 4 Units, 2 For Each Garage					
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2036	**	1	\$14,700	
Fixtures									
	Generic	100%							

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

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									
	Hydraulic	100%			LIFE		**		
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor To 3rd Floor									
Explanation : 4 Units, 2 For Each Garage									
Fire Suppression									
Standpipe									
	Generic	100%			2051		**	1-5	\$120,700
Sprinkler									
	Generic	100%	Now	\$485,100	2051		**	1-2	\$58,100
Controller Not Working, Extent : Severe, Area Affected : 100%									
Location : Garage 1 And Garage 4									
Fire Pump									
	Generic	100%			2040		**	1	\$44,700

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : **BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11**
Address : **1824 SHORE PARKWAY BAY 41ST ST & 26TH AVE**
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 : **10-Mar-2021** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **6943** **Lot** : **2** **BIN** : **3378180**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,439,100	\$1,718,200
Interior Architecture	\$1,095,800	\$158,100
Electrical	\$264,100	\$342,900
Mechanical	\$53,200	\$2,331,100
Site Pavements	\$97,300	
Total	\$2,949,400	\$4,550,300
Importance Code A	\$1,439,100	\$1,718,200
Importance Code B	\$1,413,100	\$2,832,100
Importance Code C	\$97,300	
Total	\$2,949,400	\$4,550,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,000			
Interior Architecture	\$50,900		\$7,100	\$2,600
Electrical	\$16,300	\$4,300	\$5,300	\$7,400
Mechanical	\$104,200	\$8,400	\$28,000	\$9,700
Site Enclosure	\$14,200			
Site Pavements	\$30,400			
Total	\$224,900	\$12,600	\$40,500	\$19,600
Importance Code A	\$12,400	\$3,400	\$3,400	\$3,400
Importance Code B	\$167,100	\$9,200	\$37,100	\$16,200
Importance Code C	\$45,400			
Total	\$224,900	\$12,600	\$40,500	\$19,600



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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%	Now	\$300,300	LIFE	* *	5	\$72,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Northeast Corner Of Building								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
Location : All Facades								
Metal Coiling Doors	14%	Now	\$212,100	2037	* *	5	\$26,400	
Unit Inoperable, Extent : Moderate, Area Affected : 15%								
Location : 2 Of 14 Doors Inoperable								
Metal Coiling Doors	21%			2037	* *	5	\$79,300	
Window Wall	5%			2042	* *	5	\$22,700	
Windows								
Aluminum	100%	Now	\$751,300	2057	* *	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 : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$9,000	LIFE	* *	5	\$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Brick Cavity	90%	Now	\$88,300	LIFE	* *	5	\$5,800	
Loose Units, Extent : Moderate, 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 : Moderate, Area Affected : 5%								
Location : At All Building Corners								

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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									
Roof									
	Modified Bitumen	78%	Now	\$57,500	2032	\$1,150,200			
		Alligatoring, Extent : Light, Area Affected : 10%							
		Location : Roof Above Garages							
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Roof Above Garages							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Roof Above Garages At Drain Locations							
	Modified Bitumen	20%	Now	\$29,500	2032	\$294,900			
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : Roof Above 2nd Floor Offices							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
		Location : Roof Above 2nd Floor Offices							
	Skylight, Plastic	2%			2030	\$200,600	1		
		Glazing Clouded, Extent : Light, Area Affected : 50%							
		Location : Above 2nd Floor Offices							
Soffits									
	Stucco Cement	100%			2037	**	5	\$27,000	
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	**	5	\$316,100	
	Ceramic Tile	7%			2035	**	5	\$7,200	
	Panel/Paver: Cer/Brk	3%			2040	**	5	\$7,000	
	Vinyl Tile	20%	Now	\$97,000	2037	**	3	\$7,700	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Office Areas							
Interior Walls									
	Concrete Masonry Unit	55%			LIFE	**	5	\$18,500	
	Gypsum Board	15%	Now	\$1,400	LIFE	**	5	\$3,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Corridors							
	Masonry: Brick	5%			LIFE	**	10	\$600	
	SGFT/Glazed Masonry	25%			LIFE	**	10	\$5,200	
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$23,100	2037	**	5	\$12,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Office Areas							
	Exposed Struc: Steel	70%	4+	\$840,800	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Garages							
	Gypsum Board	5%			LIFE	**	5-10	\$17,700	

Site Enclosure

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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	

Site Enclosure

Fence/Gates

Chain Link

100% Now \$14,200 2042 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 15%
Location : South Side Of Parking Area At Entrance
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%
Location : Throughout
Other Observation, Extent : Moderate, Area Affected : 20%
Location : Parking Area
Explanation : Vegetation Growth

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$15,700 2037 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : 25th Avenue Side And Truck Bay Entrance Sidewalk Aprons

On-Site Walkways

Cast in Place Concrete

60% 2037 * *

Pavers/Stone

40% Now \$14,700 2035 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%
Location : Walkway To Administrative Office Entrance
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Walkway To Administrative Office Entrance

Parking/Driveway

Asphalt

100% 0-2 \$97,300 2035 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Throughout Parking Area And Delivery Area
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%
Location : Throughout Parking Area And Delivery 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% 2032 \$2,800 5 \$300

Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes Each

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$54,000 5 \$300

Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : 3- Vertical Sections

Raceway

Conduit

95% 2032 \$9,800 1

Conduit

5% 2052 * * 1

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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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2031	\$1,700	5	\$100	
	Molded Case Bkrs	95%			2031	\$31,400	5	\$1,900	
Wiring									
	Thermoplastic	5%			2052	* *	1		
	Thermoplastic	95%			2032	\$21,400	1		
Motor Controllers									
	Locally Mounted	20%			2030	\$12,700	5	\$100	
	Motor Control Center	80%	0-2	\$11,700	2052	* *	5	\$800	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : First Floor Mechanical Room									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : First Floor Mechanical Room									
Explanation : Motor Control Center Covers Missing									
Ground									
Grounding Devices									
	Not Accessible	100%							
Stand-by Power									
Generators									
	Diesel	100%			2045	* *	1	\$29,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Parking Area									
Explanation : Portable Generator Connected With Temporary Cables As Required									
Batteries									
	Lead/Acid	100%			2026	\$1,700	5	\$2,900	
Fuel Storage									
	Main Tank	100%			2060	* *	5	\$2,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Parking Lot									
Explanation : 130 Gallon Sub-base Diesel Fuel Tank On Portable Generator									
Lighting									
Interior Lighting									
	Fluorescent	50%			2037	* *	10	\$31,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices And Locker Room									
	LED	50%			2040	* *			
Recent Installation, Extent : N/A, Area Affected : 50%									
Location : Garage Area									
Egress Lighting									
	Emergency, Battery	5%			2037	* *	10	\$800	
	Exit, Service	40%			2032	\$8,200	1		
	Exit, Service	10%			2037	* *	1		
	No Component	45%							
Exterior Lighting									
	HID	90%			2027	\$288,900	10	\$200	
	No Component	10%							

Alarm

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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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30% Now

\$264,100

2042

* *

1-3

\$12,900

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Rooms**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Rooms**Explanation : Alarm Bells And Manual Pull Stations 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

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$21,400

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$34,100

*Repairs In Progress, Extent : N/A, Area Affected : 50%**Location : Boiler Room 1 Of 2 Boilers**Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

100%

Now

\$22,300

2031

\$111,200

4

\$3,400

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Throughout The Garage**Insul. Deteriorating, Extent : Moderate, Area Affected : 70%**Location : Throughout The Garage**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : 1 Of 3 Circulating Pumps In Boiler Room*

Terminal Devices

Convactor/Radiator

20%

Now

\$3,800

2030

\$76,400

1

\$4,000

*Damaged, Extent : Light, Area Affected : 15%**Location : Enclosures Throughout*

Unit Heater - Hot Water

60%

2027

\$160,300

Unit Heater - Hot Water

20%

2037

* *

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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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
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2037	* *	2	\$1,700	
		Abandoned in Place, Extent : Light, Area Affected : 100% Location : 2 New Units Installed. 2 Old Units Left Abandoned On Roof.							
	Split Unit	10%			2027	\$152,400			
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 1 Operable Unit, Older Units Are Abandoned On The Roof							
	Window/Wall Unit	10%			2025	\$14,900	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$60,900	
	Exhaust Fans								
	Roof	100%	Now	\$47,400	2032	\$118,500	2	\$1,700	
		Not in Service, Extent : Severe, Area Affected : 80% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$53,200	2032	\$532,100	1		
		Not Insulated, Extent : Moderate, Area Affected : 70% Location : Throughout							
	Water Heater								
	Oil Fired	100%			2030	\$59,300	1	\$2,000	
	HW Heat Exchanger								
	HTHW/HW	100%			2032	\$124,600			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	\$18,100	1	\$4,200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	\$297,500	1-5	\$36,100	
	Sprinkler								
	Generic	100%			2032	\$698,900	1-2	\$19,300	
	Chemical System								
	No Component	95%							
	Generic	5%			2027	\$1,400	1-3	\$200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Fuel Islands Explanation : Two Unleaded Stations							

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$3,638,700	\$362,200
Interior Architecture	\$851,200	\$161,700
Electrical	\$515,500	\$263,800
Mechanical	\$1,138,700	\$277,700
Total	\$6,144,000	\$1,065,400
Importance Code A	\$3,638,700	\$362,200
Importance Code B	\$2,212,600	\$703,300
Importance Code C	\$292,800	
Total	\$6,144,000	\$1,065,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$49,700			\$14,800
Interior Architecture	\$126,100			\$2,500
Electrical	\$21,200	\$600	\$87,600	
Mechanical	\$61,400	\$7,600	\$22,800	\$7,600
Site Enclosure	\$26,900			
Site Pavements	\$39,600			
Total	\$324,900	\$8,200	\$110,300	\$24,800
Importance Code A	\$53,000	\$3,300	\$3,400	\$18,000
Importance Code B	\$188,800	\$4,900	\$106,900	\$6,800
Importance Code C	\$83,200			
Total	\$324,900	\$8,200	\$110,300	\$24,800



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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	\$1,883,600	LIFE	* *	5	\$113,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Joint 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 : N/A, Area Affected : 100%								
Location : Stair Bulkhead								
Pre-Cast Concrete	5%	Now	\$49,700	LIFE	* *	5	\$22,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Window Sills								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Window Sills								
Wood Overhead Doors	10%	Now	\$190,400	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	\$1,373,600	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	\$4,500	
Masonry: Brick	85%	Now	\$191,000	LIFE	* *	5	\$10,000	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Panel	5%			2056	* *	5	\$2,300	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Metal Rail	5%			2047	* *	5-10	\$10,600	
Recent Installation, Extent : N/A, 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 : N/A, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors	Cast in Place Concrete	75%	Now	\$169,900	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	\$31,700	2033	**	5	\$2,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	20%	Now	\$185,200	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	\$27,200	
	Masonry: Brick	20%	Now	\$234,500	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	\$48,300	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	\$58,200	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	\$35,200	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	\$203,300	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	* *				
Metal Panel	2%	Now	\$10,900	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	\$4,100	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	\$22,700	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 : N/A, 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	\$31,600	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		\$8,000	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Perimeter</i>									

Parking/Driveway

Asphalt	100%				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

Fused Disc Sw	100%				2030	\$2,800	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	\$54,000	5	\$300	

Raceway

Conduit	90%				2030	\$9,300	1		
Conduit	10%				2040	**	1		

Panelboards

Fused Disc Sw	10%				2029	\$3,300	5	\$200	
Molded Case Bkrs	60%				2029	\$19,800	5	\$1,000	
Molded Case Bkrs	30%	2-4		\$9,900	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	\$20,300	1		
Thermoplastic	10%				2040	**	1		

Motor Controllers

Locally Mounted	80%				2028	\$44,500	5	\$400	
Locally Mounted	20%	2-4		\$11,100	2050	**	5		

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

Ground

Grounding Devices

Not Accessible	100%								
<i>Other Observation, Extent : N/A, 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

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

Estimates are rounded to the nearest hundred dollars.

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

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	\$47,900	10	\$18,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : T-8 Lamps							
	HID	68%			2025	\$405,300	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	\$19,700	1		
Exterior Lighting									
	HID	40%			2025	\$110,200	10	\$100	
	HID	60%			2030	\$165,300	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	\$10,600	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+	\$47,900	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	\$384,200	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	\$7,300	2028	\$73,100	1	\$3,800	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Various Locations							
	Fan Coil Unit/Heat	20%			2030	\$204,600	1	\$4,300	
	Fan Coil Unit/Heat	20%	4+	\$204,600	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	\$28,500	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
	Exhaust Fans								
	Interior	70%	Now	\$170,100	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	\$10,200	2040	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Main Valves And Piping In Boiler Room							
	Water Heater								
	Gas Fired	100%			2028	\$41,700	2	\$1,000	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%	4+	\$250,000	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+	\$71,200	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Non-Submersible	100%	4+	\$10,400	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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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$128,600	
Electrical	\$44,100	
Site Pavements	\$129,200	
Total	\$301,800	
Importance Code A	\$128,600	
Importance Code B	\$44,100	
Importance Code C	\$129,200	
Total	\$301,800	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$17,400		\$30,100	
Interior Architecture	\$54,400			\$1,500
Electrical	\$29,400	\$100	\$48,200	
Mechanical	\$6,500	\$1,000	\$24,800	\$1,200
Site Enclosure	\$8,200			
Site Pavements	\$3,500			
Total	\$119,400	\$1,100	\$103,100	\$2,800
Importance Code A	\$17,900	\$500	\$30,600	\$500
Importance Code B	\$71,300	\$600	\$72,500	\$2,300
Importance Code C	\$30,300			
Total	\$119,400	\$1,100	\$103,100	\$2,800



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

DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE 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	\$128,600	2035	**	5	\$25,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$17,400	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	\$3,200	
	Ceramic Tile	5%			2033	**	5	\$700	
	Vinyl Tile	85%	Now	\$23,200	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	**			
	Gypsum Board	90%	Now	\$18,500	LIFE	**	5	\$12,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	95%	Now	\$12,300	2035	**	5	\$6,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Exposed Concrete	5%			LIFE	**	5	\$100	
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	\$3,200	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	\$4,300	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								
	Joint 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	\$3,500	2035		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Building Perimeter On North Side								
Parking/Driveway									
	Asphalt	100%	Now	\$129,200	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 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	\$2,800	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Womens Locker Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2030	\$15,300	1		
	Panelboards								
	Molded Case Bkrs	100%			2029	\$16,500	5	\$300	
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$32,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,500	LIFE	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2025	\$44,100	10	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	30%	2-4	\$18,900	2040	* *			
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Exterior Lighting								
	HID	100%			2025	\$41,700	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							

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 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	\$500	
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$3,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Window/Wall Unit	100%			2025	\$21,600	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	
	Exhaust Fans								
	Roof	10%	Now	\$1,700	2040	* *	2		
		Malfunctioning, Extent : Moderate, Area Affected : 67%							
		Location : 2 Of 3 Defective Exhaust Fans On The Roof							
	Roof	90%			2030	\$15,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$3,900	2040	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Water Main							
	Water Heater								
	Oil Fired	100%			2028	\$8,600	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,139,400	\$59,900
Interior Architecture	\$377,400	\$161,400
Electrical		\$302,600
Mechanical	\$66,400	\$810,900
Total	\$2,583,100	\$1,334,800
Importance Code A	\$2,139,400	\$59,900
Importance Code B	\$317,500	\$1,274,900
Importance Code C	\$126,200	
Total	\$2,583,100	\$1,334,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$32,100		\$8,900	
Interior Architecture	\$76,700			\$1,100
Electrical	\$55,200	\$400	\$200	
Mechanical	\$39,400	\$5,400	\$47,600	\$6,300
Site Enclosure	\$2,300			
Site Pavements	\$44,000			
Total	\$249,800	\$5,800	\$56,700	\$7,400
Importance Code A	\$36,200	\$4,100	\$13,100	\$4,100
Importance Code B	\$185,900	\$1,700	\$43,600	\$3,300
Importance Code C	\$27,600			
Total	\$249,800	\$5,800	\$56,700	\$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 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	\$263,500	LIFE	* *	5	\$26,300	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : South Facade</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : All Facades</i>									
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Window Openings</i>									
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : At Window Openings</i>									
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Chimney, All Four Corners And Throughout</i>									
	Metal Coiling Doors	20%	Now	\$60,100	2035	* *	5	\$15,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Bay 1 East Facade</i>									
	Pre-Cast Concrete	5%	Now	\$87,500	LIFE	* *	5	\$7,800	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Window Sills</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Window Sills Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Window Sills</i>									
	Wood Overhead Doors	20%	Now	\$335,000	2050	* *	5	\$23,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : All Doors</i>									
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>									
<i>Location : All Doors</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Bay 1 West Side</i>									

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 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	\$553,000	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	\$352,200	LIFE	* *	5	\$13,800	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Inside Face And Throughout					
				Efflorescence, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Joint 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	\$32,100	LIFE	* *	5	\$10,200	
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 90%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 40%					
				Location : Coping					
Roof									
	Modified Bitumen	100%	Now	\$488,200	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					

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
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	\$169,600	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	\$28,700	2035	**	5	\$5,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Toilets And Showers On 2nd Floor									
Vinyl Tile	10%	Now	\$81,600	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	\$1,700	2033	**	5	\$500		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Toilets And Showers On 2nd Floor									
Concrete Masonry Unit	25%	Now	\$6,700	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	\$126,200	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Plaster	25%	Now	\$4,800	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	\$11,600	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	\$23,300	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	\$5,400	
	Exposed Struc: Steel	30%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout Garage</i>									
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$2,300	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	\$31,900	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parking/Driveway									
	Asphalt	80%	0-2	\$12,100	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	\$1,600	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	\$27,000	5	\$200	

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

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

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	\$3,700	1		
	Conduit	10%			2040	* *	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$1,700	5	\$100	
	Fused Disc Sw	5%			2038	* *	5	\$100	
	Molded Case Bkrs	65%			2029	\$10,700	5	\$800	
	Molded Case Bkrs	20%			2038	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2030	\$8,100	1		
	Thermoplastic	10%			2040	* *	1		
Motor Controllers									
	Locally Mounted	80%			2028	\$31,800	5	\$200	
	Locally Mounted	20%	0-2	\$8,000	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	\$600	
Lighting									
Interior Lighting									
	Fluorescent	50%			2030	\$53,000	10	\$20,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	HID	40%			2030	\$158,200	10	\$600	
	LED	10%			2035	* *			
Egress Lighting									
	Exit, Service	90%			2030	\$11,800	1		
	Exit, Service	10%	Now	\$1,300	2040	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Garage									
Exterior Lighting									
	HID	50%	Now	\$45,700	2030	\$91,400			
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	\$690,500	4	\$1,900	
	No Component	10%							
	Terminal Devices								
	Convactor/Radiator	25%			2028	\$60,700	1	\$3,500	
	Unit Heater - Steam	65%			2035	**	4	\$3,900	
		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	\$18,900	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Garage Explanation : Not Used For Long Time							
	Exhaust Fans								
	Interior	20%			2025	\$32,300	2	\$300	
	Roof	20%			2030	\$15,100	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	\$59,700	1		
	Water Heater								
	Electric	50%			2028	\$20,000	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 90 Gallon Unit							
	Gas Fired	50%	Now	\$13,800	2030	\$13,800	2	\$300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Broken And Abandoned							
	Sanitary Piping								
	Cast Iron	100%	Now	\$66,400	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 14-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5426 **Lot** : 1 **BIN** : 3378181

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$9,335,900	\$149,500
Interior Architecture	\$2,060,500	\$514,700
Electrical	\$613,200	\$1,308,400
Mechanical	\$143,500	\$2,427,900
Site Pavements	\$215,000	
Total	\$12,368,000	\$4,400,600
Importance Code A	\$9,335,900	\$504,100
Importance Code B	\$2,597,700	\$3,807,600
Importance Code C	\$434,400	\$88,800
Total	\$12,368,000	\$4,400,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$13,700			
Interior Architecture	\$76,500	\$5,100		\$1,600
Electrical	\$11,500	\$5,900	\$4,100	\$19,300
Mechanical	\$82,600	\$16,100	\$33,700	\$60,400
Site Enclosure	\$20,100			
Site Pavements	\$29,400			
Total	\$233,700	\$27,200	\$37,700	\$81,300
Importance Code A	\$27,100	\$8,500	\$8,500	\$8,800
Importance Code B	\$157,100	\$18,700	\$29,300	\$72,500
Importance Code C	\$49,500			
Total	\$233,700	\$27,200	\$37,700	\$81,300



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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	\$967,100	LIFE	* *	5	\$58,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Various Locations, West Facade, Above And Around Door Openings								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Corners At 2nd Story Towers								
	Joint 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								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
	Location : Around Over Head 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	\$731,800	2036	* *	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								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : 18 Garage On 105th Street								
Windows									
	Aluminum	100%	Now	\$127,700	2047	* *	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								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Both Sides								

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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	30%	Now	\$334,000	LIFE	**	5	\$36,900	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								
	Miss/Damaged Copings, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Low Parapet Walls Above Garages								
	Concrete Masonry Unit	15%	Now	\$13,700	LIFE	**	5	\$2,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Interior Face								
	Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
	Location : Below Coping Stone, Throughout								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : Interior Parapet Wall, Throughout								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : 17 Through 18 Parapet Above Offices								
	Explanation : Flashing Damaged And Missing								
	Masonry: Brick Cavity	15%	Now	\$87,400	LIFE	**	5	\$2,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : At Corners Of 2nd Story Roofs								
	Efflorescence, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Joint 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 On South West Corner								
	No Component	40%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Over Garage Roof								
	Explanation : No Parapet, Needs Guard Rail								

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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	Roof								
	Built-Up (BUR)	95%	Now	\$6,842,900	2041		* *		1
				<i>Blisters, Extent : Severe, Area Affected : 25%</i> <i>Location : Over Garage Floor</i> <i>Deflection Evident, Extent : Severe, Area Affected : 5%</i> <i>Location : At Exhaust Hood Penetration And Ladder To Upper Roof, Garage 17 And 18</i> <i>Expansion Joint Failure, Extent : Severe, Area Affected : 25%</i> <i>Location : Over Garage Floor</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> <i>Location : 2nd Story Roofs</i> <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%</i> <i>Location : Garage 18</i> <i>Split/Cracked, Extent : Severe, Area Affected : 20%</i> <i>Location : Over Garage Floor</i> <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Above Conduit Box At Garage 17, Garage Ceilings Throughout, Offices</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Garage Floor</i>					
	Skylight, Plastic	5%	Now	\$244,900	2036		* *	1	
				<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i> <i>Location : Garage 18</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : 17 To 18 Garage Stairwell</i>					

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	76%	Now	\$671,300	LIFE	* *	5	\$425,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	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 Which Receive Back Up From Oil Seperator.								
	Explanation : Floor Drains Dysfunctional								
	Ceramic Tile	4%			2034	* *	5	\$10,200	
	Quarry Tile	10%	Now	\$20,300	2036	* *	5	\$19,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : Office Entry								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Stairwells 17 To 18 Garage								
	Sheet Vinyl/Rubber	5%	Now	\$21,000	2041	* *	5	\$9,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%								
	Location : Office Corridors								
	Seams Open/Split, Extent : Severe, Area Affected : 25%								
	Location : Office Corridors								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Office Corridors								
	Vinyl Tile	5%	Now	\$35,100	2041	* *	3	\$4,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout 1st Floor Offices								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout 1st Floor Offices								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout 1st Floor Offices								
Interior Walls									
	Concrete Masonry Unit	80%	Now	\$272,600	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	* *			

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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									
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$103,000	2051	**	5	\$19,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Office, Locker Room And Corridors							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Exposed Struc: Steel	85%	Now	\$1,013,600	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 In Garage 17 And Throughout							
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$20,100	2041	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : 105th Street And Parking Lot							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$53,100	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Garage Entry 105th Street							
Parking/Driveway									
	Asphalt	90%	Now	\$161,800	2034	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Parking Lot							
		Potholes, Extent : Moderate, Area Affected : 10%							
		Location : Parking Lot							
	Cast in Place Concrete	10%	Now	\$29,400	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Parking Lot							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : 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
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									
	Service Equipment								
	Fused Disc Sw	100%			2041	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2041	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five Vertical Sections							
	Raceway								
	Conduit	80%			2041	**	1		
	Conduit	20%			2031	\$5,000	1		
	Panelboards								
	Fused Disc Sw	5%			2039	**	5	\$200	
	Molded Case Bkrs	85%			2039	**	5	\$3,800	
	Molded Case Bkrs	10%			2030	\$6,600	5	\$500	
	Wiring								
	Thermoplastic	90%			2041	**	1		
	Thermoplastic	10%			2031	\$5,400	1		
	Motor Controllers								
	Locally Mounted	15%			2029	\$23,900	5	\$200	
	Motor Control Center	85%			2036	**	5	\$4,000	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,500	LIFE	**	5	\$2,500	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Garage 17							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	\$124,300	10	\$47,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$41,400	10	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Repair Shops							
		Explanation : T-5 Lamps							
	HID	50%			2031	\$772,800	10	\$2,800	
	LED	10%			2039	**			
	Egress Lighting								
	Emergency, Battery	40%			2031	\$102,000	10	\$16,500	
	Emergency, Battery	10%			2026	\$25,500	10	\$4,100	
	Exit, Service	35%			2031	\$17,900	1		
	Exit, Service	15%			2026	\$7,700	1		

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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	

Lighting

Exterior Lighting

HID	15%			2031	\$107,100	10		\$100	
LED	15%			2039	* *				
No Component	70%								

Alarm

Security System

No Component	85%								
Generic	15%			2031	\$85,800	1		\$9,600	

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

Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%	Now	\$587,700	2041	* *	1-3		\$28,800	

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways**Explanation : 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

Natural Gas	85%			2041	* *	1			
Interruptible Gas/Dual Fuel	15%			2041	* *	1			

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried In The Street**Explanation : One 8,500 Gallon Tank*

Conversion Equipment

Furnace	45%			2031	\$187,700	1		\$38,100	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 20 Rooftop Units*

Furnace	40%	0-2	\$8,300	2031	\$166,900	1		\$30,500	

*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Modine Space Heaters Have Multiple Mechanical And Or Electrical Defects.**Garage Ceiling*

Hot Water Boiler	15%			2036	* *	1		\$12,700	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Dual Fuel Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump	15%			2039	* *	4		\$1,900	
No Component	85%								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	15%			2029	\$142,300	1	\$8,300	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%	0-2	\$7,200	2026	\$143,500	2	\$800	
		Broken, Extent : Moderate, Area Affected : 15% Location : 1 Compressor, Roof Of District 18 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Inefficient Units							
	Exterior Pkg Unit - Cooling	10%			2039	* *	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outside Of Garage 18 Explanation : 1 Unit. R-410a							
	Window/Wall Unit	5%			2026	\$18,500	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,400	
	Exhaust Fans								
	Roof	30%	0-2	\$44,100	2041	* *	2	\$1,300	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof							
	Roof	40%			2036	* *	2	\$2,100	
	Roof	30%			2031	\$88,200	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$108,000	2	\$2,500	
	Sanitary Piping								
	Cast Iron	10%	0-2	\$2,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Water Backup On Garage Floor South East Corner Of Garage 17.							
	Cast Iron	90%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$89,500	
	Sprinkler								
	Generic	100%			2031	\$1,734,700	1-2	\$47,900	
	Chemical System								
	Dry	1%			2026	\$300	1-3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fuel Station							
		Explanation : 1 Set							
	No Component	99%							

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : BROOKLYN 7/10 GARAGE
Address : 5100 1ST AVENUE
Borough : BROOKLYN
Program / Asset # : DOS0030.000 / 2790
Area Sq Ft : 91,154
Date of Survey : 25-Jun-2019
Areas Surveyed : Roof, Floors 1,2
Block : 803 **Lot** : 5 **BIN** : 3332515
Agency's Number : N/A
Yr Built/Renovated : 1983 /
Project Type : SANITATION
Landmark Status : NONE

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$3,340,600	\$176,300
Interior Architecture	\$361,800	\$406,000
Electrical	\$378,000	\$133,500
Mechanical	\$403,700	\$461,500
Site Pavements	\$282,200	
Total	\$4,766,300	\$1,177,200
Importance Code A	\$3,340,600	\$176,300
Importance Code B	\$1,375,400	\$1,001,000
Importance Code C	\$50,300	
Total	\$4,766,300	\$1,177,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$29,300			
Interior Architecture	\$155,200	\$1,800		\$3,400
Electrical		\$1,800	\$2,700	\$36,000
Mechanical	\$97,000	\$8,100	\$16,400	\$50,600
Site Pavements	\$17,000			
Total	\$298,500	\$11,700	\$19,100	\$89,900
Importance Code A	\$33,300	\$4,000	\$4,000	\$4,200
Importance Code B	\$214,700	\$7,700	\$15,100	\$85,700
Importance Code C	\$50,500			
Total	\$298,500	\$11,700	\$19,100	\$89,900



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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 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%	4+	\$429,700	LIFE	**	5	\$64,400	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 15%							
		Location : Building Corners And Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	5%	Now	\$11,400	2041	**	5	\$13,400	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Coiling Doors	50%	Now	\$897,800	2036	**	5	\$111,900	
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$178,100	2047	**	5	\$9,600	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Masonry: Brick	60%	2-4	\$87,300	LIFE	**	5	\$4,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Trhoughout							
		Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	40%	2-4	\$17,900	2044	**	5	\$21,600	
		Deformed/Dented, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%	Now	\$1,747,700	2041	**			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							

Interior

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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
Interior									
Floors									
	Cast in Place Concrete	70%	Now	\$98,400	LIFE	**	5	\$187,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ceramic Tile	3%			2034	**	5	\$3,700	
	Steel Grating	5%	Now	\$187,600	2051	**	1		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Vinyl Tile	22%	Now	\$75,900	2036	**	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								
Interior Walls									
	Ceramic Tile	3%	Now	\$9,100	2034	**	5	\$700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Concrete Masonry Unit	40%	Now	\$24,400	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	\$43,700	2029	\$218,700	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	70%			LIFE	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Gypsum Board	8%	0-2	\$32,800	LIFE	**	5	\$12,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Locker Room Showers								
	Metal Panel	2%	0-2	\$45,100	LIFE	**	5	\$3,100	
	Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
	Location : Bathrooms								

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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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$231,900	2044	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout Due To Truck Traffic</i>									

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$17,000	2044	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : All Driveway Aprons</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout Due To Truck Traffic</i>									
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Side Drain Clogged</i>									

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$50,300	2044	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout Due To Truck Traffic</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%			2031	\$2,800	5		\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room In Bk10 Mezzanine From Roof Access Stair</i>									
<i>Explanation : Two 1,600 Ampere Main Disconnect Switches</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2031	\$54,000	5		\$400	

Raceway

Conduit	100%			2031	\$10,300	1			

Panelboards

Fused Disc Sw	5%			2030	\$1,700	5		\$100	
Molded Case Bkrs	95%			2030	\$31,400	5		\$2,300	

Wiring

Thermoplastic	100%			2031	\$22,600	1			

Motor Controllers

Locally Mounted	100%			2029	\$79,500	5		\$600	

Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : In Garage 10 Sprinkler Room</i>									
<i>Explanation : Under Insulation</i>									

Lighting

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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
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	**	10	\$22,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Offices, Locker Room, Hallway And Bathroom					
				Explanation : Using T-8 Lamps					
	HID	40%			2036	**	10	\$1,100	
	LED	30%			2036	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : In Garage 10					
				Explanation : LEDs Observed					
Egress Lighting									
	Emergency, Battery	50%			2036	**	10	\$9,900	
	Exit, Service	50%			2031	\$12,200	1		
Exterior Lighting									
	HID	50%			2026	\$190,200	10	\$100	
	No Component	50%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%	Now	\$187,800	2041	**	1-3	\$15,300	
				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%			2041	**	5	\$25,300	
Conversion Equipment									
	Hot Water Boiler	100%			2036	**	1	\$40,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Units					
Distribution									
	Hot Wtr Piping/Pump	100%			2039	**	4	\$6,000	
Terminal Devices									
	Air Handler	10%			2031	\$118,900	1	\$5,100	
	Convactor/Radiator	20%			2036	**	1	\$5,300	
	Unit Heater - Steam	70%	Now	\$21,200	2026	\$211,700	4	\$5,200	
				Not in Service, Extent : Severe, Area Affected : 20%					
				Location : Garage					
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	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 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	\$342,500	2	\$2,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 10 Units							
	Window/Wall Unit	10%			2026	\$17,600	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$39,000	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	\$14,000	2026	\$140,400	2	\$2,000	
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$51,600	2	\$1,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$8,800	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Garage							
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$14,400	4	\$2,900	
		Unit Inoperable, Extent : Severe, Area Affected : 30%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$42,700	
	Sprinkler								
	No Component	20%							
	Generic	80%			2041	**	1-2	\$18,300	

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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-Feb-2021** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **1336** **Lot** : **18** **BIN** : **3330693**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,413,000	
Interior Architecture	\$901,400	\$69,200
Electrical		\$288,700
Mechanical		\$1,021,500
Site Pavements	\$131,900	
Total	\$2,446,300	\$1,379,400
Importance Code A	\$1,413,000	\$26,400
Importance Code B	\$1,033,300	\$1,352,900
Total	\$2,446,300	\$1,379,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$37,300			
Interior Architecture	\$131,000	\$1,100		\$700
Electrical	\$16,400	\$600	\$700	\$1,300
Mechanical	\$95,000	\$4,000	\$7,200	\$4,700
Site Enclosure	\$25,100			
Site Pavements	\$9,500			
Total	\$314,400	\$5,700	\$7,900	\$6,700
Importance Code A	\$73,700	\$1,800	\$1,800	\$1,800
Importance Code B	\$149,800	\$3,900	\$6,100	\$4,900
Importance Code C	\$91,000			
Total	\$314,400	\$5,700	\$7,900	\$6,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** 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		
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	\$194,700	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	\$287,400	2037	**	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								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Various Garage Doors								
Windows									
	Aluminum	95%	Now	\$11,400	2040	**	5	\$200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Broken Screens, Lounge, Corridor And Lockers								
	Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Various Windows Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Various Windows Throughout								
	Metal Louvers	5%			2041	**	10	\$200	
Parapets									
	Concrete Masonry Unit	80%	Now	\$9,900	LIFE	**	5	\$3,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Interior Parapet Walls								
	Metal Panel	5%	2-4	\$1,800	2042	**	5	\$400	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : 2nd Floor Roof								
	Metal: Cage/Fence	15%	Now	\$14,200	2052	**	5	\$2,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : North And West Parapets								

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 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									
Roof									
	Built-Up (BUR)	95%	Now	\$591,800	2042	**			
		Blisters, Extent : Moderate, Area Affected : 60%							
		Location : 2nd Floor Roof							
		Deflection Evident, Extent : Severe, Area Affected : 5%							
		Location : Southwest Corner Of Garage Roof							
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
		Ponding, Extent : Moderate, Area Affected : 50%							
		Location : Garage 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	\$339,100	2062	**			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Above Garage							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Garage Skylight							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Garage							
Interior									
Floors									
	Cast in Place Concrete	65%	Now	\$109,000	LIFE	**	5	\$69,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : South West Corner Of Garage And Entry From Pacific And Atlantic Avenue							
		Worn/Eroded, Extent : Light, Area Affected : 80%							
		Location : Garage Surface Throughout							
	Ceramic Tile	5%	Now	\$15,600	2035	**	5	\$1,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Shower Area In Locker Rooms							
	Vinyl Tile	12%	Now	\$32,900	2042	**	3	\$2,200	
		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							
	Vinyl Tile	18%			2042	**	3	\$3,300	

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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	
Interior										
Interior Walls	Ceramic Tile	5%	Now	\$7,200	2035	**	5	\$600		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Showers And 1st Floor Bath								
	Concrete Masonry Unit	62%	Now	\$35,800	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 Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Stairwell Vertical Cracks, Extent : Light, Area Affected : 15% Location : Mechanics Area And 1st Floor Offices								
	Glass: Single Pane	3%			LIFE	**	5	\$1,100		
	Gypsum Board	30%	Now	\$12,900	LIFE	**	5	\$4,200		
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25% Location : Offices								
	Ceilings									
	AcousTileSusp.Lay-In		30%	Now	\$26,100	2037	**	5	\$7,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : 2nd Floor Lounge, Locker Rooms And 1st Floor Office Staining/Discoloring, Extent : Moderate, Area Affected : 60% Location : 1st And 2nd Floors Throughout Water Penetration, Extent : Moderate, Area Affected : 15% Location : Showers, Locker Rooms And Bathrooms								
Exposed Struc: Steel		70%	4+	\$792,400	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	\$25,100	2042	**			
			Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Truck And Car Parking Lot Impact Damage, Extent : Moderate, Area Affected : 25% Location : Gates At Pacific Avenue							
	Site Pavements									
	Public Sidewalk									
	Cast in Place Concrete		100%	Now	\$131,900	2052	**			
			Cracking/Crumbling, Extent : Moderate, Area Affected : 35% Location : Sidewalks At Pacific And Atlantic Avenue Tripping Hazard, Extent : Severe, Area Affected : 10% Location : Sidewalks At Pacific And Atlantic Avenue							
		On-Site Walkways								
		Cast in Place Concrete	100%			2045	**			

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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

Parking/Driveway
Asphalt

100% Now \$9,500 2035 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%
Location : Truck And Car Lot
Ponding, Extent : Moderate, Area Affected : 15%
Location : Truck And Car Lot

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% 2032 \$1,600 5 \$200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Electrical Room
Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Fused Disc Sw 100% 2032 \$27,000 5 \$200

Raceway

Conduit 100% 2032 \$4,100 1

Panelboards

Fused Disc Sw 5% 2031 \$800 5
Molded Case Bkrs 95% 2031 \$15,700 5 \$900

Wiring

Thermoplastic 100% 2032 \$9,000 1

Motor Controllers

Locally Mounted 100% 2030 \$31,800 5 \$200

Ground

Grounding Devices
Generic

100% LIFE * * 5 \$1,100

Lighting

Interior Lighting
Fluorescent

60% 2032 \$52,500 10 \$19,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Offices And Locker Rooms
Explanation : T-8 Lamps

Fluorescent 5% 2032 \$4,400 10 \$1,700

Other Observation, Extent : N/A, Area Affected : 100%
Location : Mechanical Room
Explanation : T-5 Lamps

HID 33% 2032 \$107,700 10 \$400

LED 2% 2040 * *

Egress Lighting

Emergency, Battery 50% 2032 \$26,900 10 \$4,400

Exit, Service 50% 2032 \$5,400 1

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

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DEPARTMENT OF SANITATION - 827
BROOKLYN 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

Exterior Lighting

HID	10%			2032	\$15,100	10		
HID	10%	Now	\$15,100	2042	**			

Malfunctioning, Extent : Severe, Area Affected : 100%

Location : Outside Perimeter

No Component	80%							

Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2027	\$124,100	1-3		\$6,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways, Office, Garage

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

Fuel Oil No 2	30%			2042	**	5		\$3,400
Natural Gas	70%			2042	**	1		

Conversion Equipment

Furnace	40%	Now	\$35,200	2042	**	1		\$6,400

Abandoned in Place, Extent : Severe, Area Affected : 100%

Location : 4 Rooftop Package Units, Roof

Furnace	20%			2032	\$17,600	1		\$3,600

Other Observation, Extent : N/A, Area Affected : 100%

Location : Garage

Explanation : 4 Gas Fired Modine Heaters

Furnace	10%			2027	\$8,800	1		\$1,800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : 1 Rooftop Package Unit For Office Area.

Hot Water Boiler	30%			2037	**	1		\$5,400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump	30%	Now	\$400	2040	**	4		\$500

Insul. Deteriorating, Extent : Moderate, Area Affected : 20%

Location : Boiler Room And Garage

No Component	70%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
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									
	Terminal Devices								
	Convactor/Radiator	15%			2030	\$30,000	1	\$1,800	
	Unit Heater - Hot Water	15%			2027	\$21,000			
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2027	\$46,800	2	\$200	
				R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 1 Rooftop Package Unit, Roof					
	Ext Pkg Unit - Heating/Cooling	30%			2027	\$140,500	2	\$700	
				Abandoned in Place, Extent : Severe, Area Affected : 100% Location : 4 Rooftop Package Units, R-22, Roof					
	Window/Wall Unit	5%	0-2	\$3,900	2032	\$3,900	1		
				Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Various Locations					
	No Component	55%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$34,500	LIFE	**	2-5	\$20,200	
				Corroded, Extent : Moderate, Area Affected : 30% Location : Garage, Pacific Street Side Damaged, Extent : Moderate, Area Affected : 15% Location : Garage, Pacific Street Side					
	Exhaust Fans								
	Roof	100%	Now	\$12,400	2032	\$62,100	2	\$900	
				Not in Service, Extent : Severe, Area Affected : 80% Location : Roof					
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2032	\$223,100	1		
	Galvanized Steel	20%	0-2	\$1,600	2030	\$32,800	1		
				Corroded, Extent : Severe, Area Affected : 15% Location : Water Main Area					
	Water Heater								
	Gas Fired	100%			2027	\$22,800	2	\$500	
	Sanitary Piping								
	Cast Iron	25%	Now	\$3,400	LIFE	**	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Wash Bay Area					
	Cast Iron	75%			LIFE	**	1		
	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.

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								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2032	\$156,000	1-5	\$18,900	
	Sprinkler							
	Generic	100%		2032	\$366,400	1-2	\$10,100	
Chemical System								
	Dry	2%		2025	\$600	1-3	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Garage Fuel Stations						
		Explanation : 2 Sets						
	No Component	98%						

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$586,500	
Interior Architecture	\$185,700	\$422,300
Electrical	\$151,400	\$46,500
Mechanical	\$53,400	\$267,000
Total	\$977,000	\$735,800
Importance Code A	\$639,900	
Importance Code B	\$278,100	\$735,800
Importance Code C	\$59,000	
Total	\$977,000	\$735,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$46,600			
Interior Architecture	\$59,400			\$700
Electrical	\$100	\$400	\$40,800	
Mechanical	\$71,500	\$3,000	\$24,300	\$4,100
Site Pavements	\$10,100			
Total	\$187,800	\$3,400	\$65,100	\$4,800
Importance Code A	\$47,600	\$1,300	\$1,300	\$1,300
Importance Code B	\$116,300	\$2,100	\$63,800	\$3,600
Importance Code C	\$23,900			
Total	\$187,800	\$3,400	\$65,100	\$4,800



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

DEPARTMENT OF SANITATION - 827
BROOKLYN 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	\$19,900	
	Masonry: Brick	10%	Now	\$51,200	LIFE	* *	5	\$2,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor, Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Second Floor							
	Masonry: Limestone	2%	Now	\$6,200	LIFE	* *	5	\$400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
	Metal Sect. OHD	10%	Now	\$35,300	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	\$5,200	2046	* *	5	\$600	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Steel	85%	Now	\$363,800	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	\$115,600	LIFE	* *	5	\$9,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Joint 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	\$600	
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	\$4,100	2033	**	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Toilets And Showers Throughout							
	Traffic Topping	80%	Now	\$126,700	2030	\$422,300	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	\$32,600	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	\$19,200	LIFE	**	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	10%	Now	\$1,800	LIFE	**	5	\$2,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	70%	Now	\$59,000	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$1,700	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	\$3,900	
	Exposed Struc: Steel	25%			LIFE	**			
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : Garage							
	Plaster	5%			LIFE	**	5	\$1,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2050	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$7,200	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		**			

Parking/Driveway

Asphalt	90%	0-2	\$2,900	2039		**			

*Ponding, Extent : Moderate, Area Affected : 15%**Location : Side Yard*

Cast in Place Concrete	10%			2043		**			

*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	

*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		\$27,000	5	\$100	

Raceway

Conduit	95%			2030		\$3,900	1		

Conduit	5%			2050		**	1		

Panelboards

Molded Case Bkrs	100%			2029		\$16,500	5	\$700	

Wiring

Thermoplastic	95%			2030		\$8,600	1		

Thermoplastic	5%			2050		**	1		

Motor Controllers

Locally Mounted	80%			2028		\$19,100	5	\$200	

Locally Mounted	20%			2035		**	5		

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$400	

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	\$6,200	10	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Locker Room							
		Explanation : T-8 Lamps							
	Fluorescent	30%			2025	\$18,700	10	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	HID	40%			2025	\$92,900	10	\$300	
	HID	20%			2030	\$46,500	10	\$200	
Egress Lighting									
	Emergency, Battery	20%			2035	* *	10	\$1,200	
	Emergency, Battery	30%			2025	\$11,500	10	\$1,900	
	Exit, Service	50%			2030	\$3,800	1		
Exterior Lighting									
	HID	100%	Now	\$58,500	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	\$53,400	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	\$1,300	
Terminal Devices									
	Air Handler	50%			2030	\$187,200	1	\$8,000	
	Convactor/Radiator	30%			2035	* *	1	\$2,500	
	Fan Coil Unit/Heat	20%			2030	\$79,800	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	\$11,100	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$12,900	
	Ductwork/Diffusers	10%	Now	\$24,500	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	\$3,100	2030	\$31,000	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	\$4,700	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Unit Is Used For Back-up Only.								
	Gas Fired	80%			2023	\$13,000	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$27,700	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	\$13,400	

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,807,200	\$214,300
Interior Architecture	\$1,073,400	\$183,300
Electrical	\$560,800	
Mechanical	\$116,900	\$60,100
Site Enclosure	\$50,100	
Site Pavements	\$538,900	
Total	\$5,147,300	\$457,600
Importance Code A	\$2,807,200	\$214,300
Importance Code B	\$962,900	\$243,400
Importance Code C	\$1,377,200	
Total	\$5,147,300	\$457,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$146,600			
Interior Architecture	\$23,600			\$1,200
Electrical	\$91,200	\$800	\$77,500	
Mechanical	\$75,600	\$6,200	\$29,900	\$7,400
Site Pavements	\$1,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$342,000	\$11,000	\$111,400	\$12,600
Importance Code A	\$167,800	\$2,300	\$4,100	\$2,300
Importance Code B	\$173,100	\$8,700	\$107,300	\$10,300
Importance Code C	\$1,100			
Total	\$342,000	\$11,000	\$111,400	\$12,600



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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	\$31,000	LIFE	* *	5	\$8,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Masonry: Brick	70%	Now	\$635,400	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							
		Joint 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	\$44,500	LIFE	* *	5	\$5,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Base Of Building Throughout							
	Metal Coiling Doors	5%	Now	\$256,100	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	\$49,700	LIFE	* *	5	\$22,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
	Wood Overhead Doors	5%	Now	\$238,000	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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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	\$94,100	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	\$1,098,900	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	\$213,500	LIFE	* *	5	\$11,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint 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	\$11,600	LIFE	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Coping							
		Joint 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	\$9,800	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	\$271,200	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	\$192,600	LIFE	**	5	\$183,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : At Garage, Shops And Throughout							
Ceramic Tile	5%	Now	\$21,100	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							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : 1st And 2nd Floor, Toilets And Showers							
Vinyl Tile	10%	Now	\$92,600	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	\$380,500	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	\$4,100
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	\$407,600	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								
Joint 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	\$13,100
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	\$6,200
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								
Site Enclosure								

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

DEPARTMENT OF SANITATION - 827
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	\$50,100	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	\$1,100	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	98%	Now	\$538,900	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	\$17,100	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	\$5,400	2060		**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	90%	0-2	\$48,600	2060		**	5	\$800
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2030	\$9,800	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	\$5,000	5	\$200	
	Molded Case Bkrs	80%			2029	\$26,400	5	\$1,400	
	Molded Case Bkrs	5%			2038	* *	5	\$100	
Wiring									
	Braided Cloth	60%	2-4	\$13,500	2055	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermoplastic	5%			2040	* *	1		
	Thermoplastic	35%			2030	\$7,900	1		
Motor Controllers									
	Locally Mounted	10%			2035	* *	5		
	Locally Mounted	40%			2028	\$22,300	5	\$200	
	Motor Control Center	50%	0-2	\$6,400	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	\$95,600	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	\$190,300	10	\$700	
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Garage Area								
Egress Lighting									
	Emergency, Service	40%			2025	\$14,300	1		
	Emergency, Battery	10%			2025	\$9,800	10	\$1,600	
	Exit, Service	50%			2025	\$9,800	1		
Exterior Lighting									
	HID	100%			2025	\$274,900	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

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 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	\$4,600	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	\$2,200	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	\$21,300	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$3,700	
	No Component	90%							
	Exhaust Fans								
	Roof	60%			2035	**	2	\$1,200	
	Wall Unit	40%			2030	\$9,700	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2040	**	1		
	Galvanized Steel	50%			2035	**	1		
	Water Heater								
	Electric	100%	Now	\$60,100	2030	\$60,100	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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** 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	\$49,900	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	\$14,200	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	\$17,300	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	\$56,800	2040	**	1-5	\$23,400	
		House Tank: Wood, Extent : Severe, Area Affected : 100%							
		Location : Deteriorated On Roof With No Cover							

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : **19-May-2021** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **1020** **Lot** : **1** **BIN** : **3022747**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$976,900	
Interior Architecture	\$1,040,800	\$81,000
Electrical		\$112,000
Mechanical	\$137,200	\$601,500
Total	\$2,154,900	\$794,500
Importance Code A	\$1,043,700	
Importance Code B	\$862,000	\$794,500
Importance Code C	\$249,300	
Total	\$2,154,900	\$794,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$79,500		\$1,000	
Interior Architecture	\$58,800		\$4,100	\$900
Electrical			\$200	\$300
Mechanical	\$114,800	\$3,600	\$26,900	\$3,600
Site Pavements	\$52,800			
Total	\$305,900	\$3,600	\$32,100	\$4,800
Importance Code A	\$79,700	\$1,500	\$2,500	\$1,500
Importance Code B	\$191,800	\$2,000	\$25,600	\$3,200
Importance Code C	\$34,400		\$4,100	
Total	\$305,900	\$3,600	\$32,100	\$4,800



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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 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									
Exterior Walls									
	Concrete Masonry Unit	28%	Now	\$180,600	LIFE	* *	5	\$6,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 100%								
	Location : East Facade, North Facade, South Facade								
	Joint 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	\$390,000	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								
	Joint 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	\$111,100	2052	* *	5	\$2,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deformed/Dented, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Metal Coiling Doors	2%	Now	\$55,600	2052	* *	5	\$1,100	
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Along 2nd Avenue								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Along 2nd Avenue								
	Explanation : Doors Are Fabric Type Rapid Roll Doors.								
	Wood Overhead Doors	10%	Now	\$123,900	2052	* *	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								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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	30%	0-2	\$39,800	2057	**	5	\$400	
Unit Inoperable, Extent : Severe, Area Affected : 40%									
Location : Throughout									
	Steel	70%	Now	\$115,600	2057	**	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									
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5-10	\$12,200	
	Masonry: Brick	40%			LIFE	**	5-10	\$20,300	
	Masonry: Limestone	10%			LIFE	**	5-10	\$9,000	
	Pre-Cast Concrete	10%			LIFE	**	5	\$9,300	
	Stucco Cement	10%			2045	**	5	\$1,900	
Roof									
	Modified Bitumen	100%			2037	**	10	\$30,600	
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$425,600	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%	Now	\$30,600	2037	**	5	\$2,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Janitors Closet									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Toilet And Janitors Closet									
	Vinyl Tile	15%	Now	\$65,200	2042	**	3	\$2,600	
Worn/Eroded, Extent : Severe, Area Affected : 40%									
Location : Throughout									

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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
Interior									
Interior Walls									
	Ceramic Tile	10%			2035	**	5	\$8,200	
	Concrete Masonry Unit	40%	Now	\$161,000	LIFE	**	5	\$13,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : 2nd Vehicle Bay								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Corridors Through Annex								
	Gypsum Board	25%	Now	\$28,200	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%	Now	\$88,300	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Vehicle Bay								
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : 2nd Vehicle Bay								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Vehicle Bay								
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$62,100	2052	**	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	\$107,700	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Northeast Corner Of Garage								
	Plaster	65%	Now	\$130,900	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								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$46,600	2037	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 25%								
	Location : Throughout								
On-Site Walkways									
	Asphalt	100%	2-4	\$2,400	2035	**			
	Sinking/Subsiding, Extent : Light, Area Affected : 25%								
	Location : East Side Of Building								
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$3,800	2037	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								

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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%			2032	\$1,600	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$27,000	5	\$100	
	Raceway								
	Conduit	100%			2032	\$4,100	1		
	Panelboards								
	Fused Disc Sw	2%			2031	\$300	5		
	Molded Case Bkrs	80%			2031	\$13,200	5	\$700	
		On Extended Life, Extent : Light, Area Affected : 50%							
		Location : Throughout The Building							
	Molded Case Bkrs	18%			2040	* *	5	\$100	
	Wiring								
	Thermoplastic	80%			2032	\$7,200	1		
	Thermoplastic	20%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2030	\$25,400	5	\$200	
	Locally Mounted	20%			2037	* *	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	\$30,000	10	\$11,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Locker Rooms And Offices							
	Fluorescent	10%			2037	* *	10	\$2,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	HID	40%			2032	\$112,000	10	\$400	
	LED	10%			2040	* *			
	Egress Lighting								
	Exit, Service	50%			2027	\$4,600	1		
	No Component	50%							
	Exterior Lighting								
	HID	10%			2027	\$12,900	10		
	No Component	90%							

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
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%			2042	* *	1		
	Conversion Equipment								
	Furnace	10%			2032	\$7,600	1	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Employee Lounge/ Lunchroom							
		Explanation : Serves The Ladies Locker Room							
	Hot Water Boiler	90%	0-2	\$66,800	2037	* *	1	\$12,400	
		Insul. Deteriorating, Extent : Severe, Area Affected : 10%							
		Location : Boiler Breeching							
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Obsolete Equipment, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units, Need Boiler Emergency Stop Switches							
Distribution									
	Steam Piping/Pump	100%	Now	\$28,400	2042	* *			
		Broken, Extent : Moderate, Area Affected : 30%							
		Location : 1 Of 3 Units In Boiler Room							
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
Terminal Devices									
	Air Handler	50%			2032	\$225,600	1	\$9,600	
	Convactor/Radiator	20%	Now	\$10,300	2030	\$34,400	1	\$1,800	
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Fan Coil Unit/Heat	30%			2037	* *	1	\$3,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

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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									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%	Now	\$20,500	2030	\$68,200	2	\$200	
		Not in Service, Extent : Moderate, Area Affected : 30% Location : Above The Office But Below The Roof							
	Split Unit	10%	Now	\$34,200	2032	\$68,500			
		Broken, Extent : Moderate, Area Affected : 20% Location : 1 Of 2 Units							
	Window/Wall Unit	30%	0-2	\$2,000	2025	\$20,100	1		
		Malfunctioning, Extent : Severe, Area Affected : 10% Location : Garage, AC-014							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,400	
	Exhaust Fans								
	Interior	10%	Now	\$2,300	2032	\$11,400	2	\$100	
		Broken, Extent : Moderate, Area Affected : 20% Location : Two Of Four Bathroom Fans							
	Roof	90%			2037	**	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$4,800	2032	\$239,200	1		
		Corroded, Extent : Severe, Area Affected : 2% Location : Main Shutoff Valve Corroded By Mechanics Entrance							
	Water Heater								
	Gas Fired	100%			2027	\$19,600	2	\$500	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$70,400	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%			2052	**	1-5	\$15,600	

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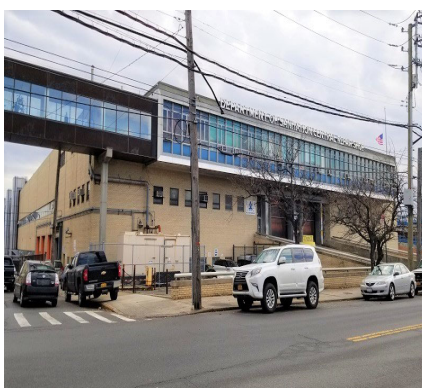
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 28-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5,6,Ph
Block : 2361 **Lot** : 268 **BIN** : 4054170

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$4,525,200	\$2,370,900
Interior Architecture	\$6,377,700	\$2,262,600
Electrical	\$1,016,900	\$5,329,400
Mechanical	\$4,304,100	\$8,947,500
Site Enclosure	\$61,200	
Site Pavements	\$146,300	\$729,500
Total	\$16,431,300	\$19,639,800
Importance Code A	\$4,525,200	\$2,370,900
Importance Code B	\$11,372,100	\$16,887,000
Importance Code C	\$534,100	\$381,900
Total	\$16,431,300	\$19,639,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$18,500		\$21,000	
Interior Architecture	\$129,700		\$39,500	\$41,200
Electrical	\$95,700	\$74,600	\$88,500	\$86,300
Mechanical	\$55,900	\$94,000	\$178,600	\$95,500
Site Enclosure	\$14,200			
Site Pavements	\$58,100			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$395,800	\$192,200	\$351,200	\$246,700
Importance Code A	\$18,500		\$42,800	
Importance Code B	\$270,700	\$192,200	\$296,400	\$246,700
Importance Code C	\$106,500		\$12,000	
Total	\$395,800	\$192,200	\$351,200	\$246,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$1,109,200	LIFE	* *	5	\$332,700	
	Diagonal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Bulkheads, Emissions Testing							
	Expansion Joint Failure, Extent : Moderate, Area Affected : 15%							
	Location : North And South Facades							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
Metal Panel	5%			2052	* *	5-10	\$152,500	
Metal Coiling Doors	15%	Now	\$417,200	2045	* *	5	\$104,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Window Wall	5%			2052	* *	5	\$83,200	
Windows								
Aluminum	40%	Now	\$1,245,400	2057	* *	5	\$13,400	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : 1st And 4th Floor Offices							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
	Location : 1st And 4th Floor Offices And Paint Shop							
	Unit Inoperable, Extent : Moderate, Area Affected : 30%							
	Location : 1st And 4th Floor Offices							
Aluminum	55%			2048	* *	5	\$37,000	
Metal Louvers	5%			2035	* *	10	\$21,000	
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	\$164,300	
Metal Panel	5%			2052	* *	5	\$4,900	

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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									
Roof									
	Modified Bitumen	8%	Now	\$210,400	2032	\$701,300			
	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	\$1,402,600	2037	**			
	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								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Elevator Shaft								
	Modified Bitumen	12%			2032	\$1,051,900	10	\$70,100	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	5%			2028	\$775,200	3	\$109,900	
	Cast in Place Concrete	44%			LIFE	**	5	\$2,115,800	
	Cast in Place Concrete	33%	Now	\$833,700	LIFE	**	5	\$793,400	
	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%			2035	**	5	\$55,000	
	Terrazzo	3%			LIFE	**	5	\$51,500	
	Vinyl Tile 9" X 9"	10%	Now	\$1,337,800	2042	**	3	\$41,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Corridors And Lockers								
	Loose/Delam Surface, Extent : Severe, Area Affected : 100%								
	Location : 2nd, 3rd, 4th, 6th Floor Corridors, Stairs And Offices								

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$24,000	
	Concrete Masonry Unit	32%	Now	\$376,400	LIFE	**	5	\$61,300	
	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, Electrical Room From Wash Bays Above								
	Concrete Masonry Unit	41%			LIFE	**	5	\$157,200	
	Gypsum Board	15%			LIFE	**	5-10	\$122,200	
	Metal Coiling Doors	2%			2048	**	5	\$47,900	
	Plaster	5%			LIFE	**	5-10	\$20,400	
Ceilings									
	AcousTileConcealSpLn	4%	Now	\$39,300	2037	**	5	\$27,500	
	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								
	AcousTileConcealSpLn	11%			2037	**	5	\$151,100	
	Exposed Concrete	10%	Now	\$1,563,200	LIFE	**	5	\$17,200	
	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 Concrete	60%			LIFE	**	5-10	\$824,300	
	Exposed Struc: Steel	15%			LIFE	**	10	\$329,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	4+	\$11,300	2042	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Retaining Walls									
	Cast in Place Concrete	50%	0-2	\$2,900	2052	**			
	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	\$61,200	2042	**			
	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								

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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

Public Sidewalk

Cast in Place Concrete 100% Now \$146,300 2030 \$487,500

Cracking/Crumbling, Extent : Moderate, Area Affected : 50%

Location : Perimeter Entire

Tripping Hazard, Extent : Severe, Area Affected : 10%

Location : Perimeter Entire

On-Site Walkways

Cast in Place Concrete 100% 0-2 \$9,700 2030 \$16,200

Loose/Delam Surface, Extent : Moderate, Area Affected : 20%

Location : 58th Street Entrance

Parking/Driveway

Asphalt 100% 0-2 \$48,400 2028 \$241,900

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% 2032 \$4,000 5 \$3,000

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Three Main Service Disconnect Switches Rated At 3000 Amperes Each.

Fused Disc Sw 25% 2042 * * 5 \$800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Service Disconnect Switch Rated At 3000 Amperes.

Transformers

Dry Type 100% 2030 \$17,500 5 \$2,800

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : 2000 Kilovolt Amperes 460 Volts Primary, 265 Volts Secondary

Switchgear / Switchboard

Air Circuit Breaker 80% 2032 \$43,200 5 \$3,200

Molded Case Bkrs 20% 2032 \$10,800 5 \$4,000

Raceway

Busway 20% 2030 \$6,900 1

Busway 5% 2037 * * 1

Conduit 60% 2032 \$20,800 1

Conduit 15% 2042 * * 1

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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									
Panelboards									
	Fused Disc Sw	10%			2031	\$4,300	5	\$1,800	
	Molded Case Bkrs	65%			2031	\$27,700	5	\$13,100	
	Molded Case Bkrs	25%			2040	* *	5	\$5,000	
Wiring									
	Braided Cloth	50%	2-4	\$249,600	2057	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Busway	25%			2030	\$7,700	1		
	Busway	5%			2037	* *	1		
	Thermoplastic	20%			2042	* *	1		
Motor Controllers									
	Locally Mounted	20%			2030	\$3,200	5	\$1,000	
	Locally Mounted	5%			2037	* *	5	\$300	
	Motor Control Center	75%			2030	\$11,900	5	\$15,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$22,500	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	* *	1	\$235,400	
Generators									
	Diesel	100%			2035	* *	1	\$296,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : Emergency Generator Rated At 375 Kilovolt Amperes.								
Batteries									
	Lead/Acid	100%			2025	\$1,700	5	\$28,300	
Fuel Storage									
	Main Tank	100%			2047	* *	5	\$21,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
Interior Lighting									
	Fluorescent	60%			2032	\$1,321,100	10	\$404,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices, Locker Rooms								
	Explanation : T-8 Lamps								
	LED	40%			2040	* *			
Egress Lighting									
	Emergency, Service	30%			2032	\$119,800	1		
	Emergency, Battery	20%			2032	\$218,900	10	\$35,500	
	Exit, Service	50%			2032	\$45,100	1		

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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

Lighting

Exterior Lighting

HID	20%			2032	\$638,600	10		\$500	
LED	10%			2040	* *				
No Component	70%								

Alarm

Security System

No Component	70%								
Generic	30%	Now	\$767,300	2042	* *	1		\$77,100	

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Camera System Is Not Functioning*

Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%			2032	\$2,626,900	1-3		\$145,700	

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, 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%	0-2	\$3,900	2042	* *	1			

*Other Observation, Extent : Light, Area Affected : 100%**Location : 5873 53rd Avenue**Explanation : Steam Coming From Former Betts Avenue Incinerator Building*

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2035	* *	5		\$43,600	

*Other Observation, Extent : Light, Area Affected : 20%**Location : Throughout.**Explanation : Steam Traps Are Replacing*

Distribution

Steam Piping/Pump	100%	0-2	\$336,100	2042	* *				

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Throughout*

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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

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	35%	Now	\$1,122,200	2037	**	1	\$143,000	
Broken, Extent : Moderate, Area Affected : 10%									
Location : Pneumatic Controls Inoperable For Many Years									
	Air Handler	15%			2040	**	1	\$68,100	
Recent Installation, Extent : N/A, Area Affected : 10%									
Location : 2 Units For Office Area									
	Convactor/Radiator	10%			2030	\$406,900	1	\$23,700	
On Extended Life, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Fan Coil Unit/Heat	10%			2032	\$1,138,300	1	\$23,700	
	Unit Heater - Steam	30%			2037	**	4	\$20,200	
Air Conditioning									
Energy Source									
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	10%			2040	**	1	\$34,100	
	Reciprocating Compr/Chiller	10%	0-2	\$64,500	2037	**	1	\$30,700	
R-22 Refrigerant, Extent : Light, Area Affected : 2%									
Location : Roof, 5 Obsolete Units									
	Exterior Pkg Unit - Cooling	5%	Now	\$307,700	2042	**	2	\$1,800	
Malfunctioning, Extent : Severe, Area Affected : 5%									
Location : Roof									
	Exterior Pkg Unit - Cooling	5%			2037	**	2	\$2,300	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Roof									
Explanation : 2 Units, R-410a									
	Window/Wall Unit	10%	0-2	\$79,200	2031	\$158,400	1		
Broken, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	No Component	60%							
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2058	**	4	\$1,800	
	CW & CHW Wtr Pipe/Pump	10%			2042	**	4	\$3,600	
	No Component	85%							
Terminal Devices									
	Air Handler/Dir Expansion	10%			2040	**	1		
	Air Handler/Cool/Ht	10%			2032	\$341,000	1	\$45,400	
	No Component	80%							

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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									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2032	\$61,300	2	\$51,100	
	Air Cooled Condenser Unit	10%			2040	* *	2	\$51,100	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$700,400	LIFE	* *	2-5	\$409,500	
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Roof Ducts, On First Floor And Paint Shop									
Exhaust Fans									
	Interior	30%			2027	\$811,200	2	\$6,700	
Obsolete Equipment, Extent : Light, Area Affected : 30%									
Location : First Floor Through Fifth Floor									
	Roof	70%	Now	\$441,700	2040	* *	2	\$12,600	
Corroded, Extent : Moderate, Area Affected : 40%									
Location : Roof Exhaust Fans									
Other Observation, Extent : Severe, Area Affected : 35%									
Location : Throughout									
Explanation : Heat Recovery Exhaust System Malfunctioned And Flexible Connection Deteriorated.									
Plumbing									
H/C Water Piping									
	Brass/Copper	70%	Now	\$198,300	2042	* *	1		
Other Observation, Extent : Severe, Area Affected : 70%									
Location : Throughout									
Explanation : All Zone Valves Are Malfunctioning									
	Galvanized Steel	30%	Now	\$50,000	2030	\$1,000,500	1		
Corroded, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
HW Heat Exchanger									
	Steam Fired	100%	Now	\$605,200	2058	* *	4	\$72,600	
Other Observation, Extent : Moderate, Area Affected : 1%									
Location : First Floor									
Explanation : Abandoned Hot Water Heater In Placed									
Sanitary Piping									
	Cast Iron	100%	Now	\$278,100	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%	Now	\$120,700	2042	* *	4	\$16,200	
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : First Floor Adjacent To The Sewer Ejector Pumps									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2040	* *	4	\$45,700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor To 6th Floor							
		Explanation : 6 Units, Two Units For Passengers And Four For Freight 1st To 6th Floor							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	\$3,167,600	1-5	\$384,000	
Sprinkler									
	No Component	80%							
	Generic	20%			2032	\$1,488,500	1-2	\$41,100	
Chemical System									
	Dry	100%			2025	\$28,900	1-3	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of The Building							
		Explanation : Refill Station							

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 26-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$5,556,100	\$71,900
Interior Architecture	\$10,950,300	\$297,300
Electrical		\$431,500
Mechanical		\$736,400
Site Pavements	\$740,400	
Total	\$17,246,700	\$1,537,100
Importance Code A	\$5,556,100	\$97,500
Importance Code B	\$10,848,600	\$1,439,600
Importance Code C	\$842,100	
Total	\$17,246,700	\$1,537,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$119,800			
Interior Architecture	\$67,800		\$2,500	
Electrical	\$3,200	\$2,500	\$2,600	\$2,100
Mechanical	\$31,800	\$11,000	\$12,800	\$10,300
Site Enclosure	\$48,700			
Site Pavements	\$13,000			
Total	\$284,400	\$13,500	\$17,900	\$12,400
Importance Code A	\$127,100	\$3,500	\$3,500	\$3,500
Importance Code B	\$67,000	\$10,100	\$12,000	\$8,900
Importance Code C	\$90,300		\$2,500	
Total	\$284,400	\$13,500	\$17,900	\$12,400



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

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	\$1,046,600	LIFE	* *	5	\$71,900	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 20%							
		Location : Street And Rear Facades At Transverse Joints							
		Joint 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							
	Glass Block	1%			LIFE	* *	5	\$1,800	
	Metal Panel	2%	0-2	\$4,600	2042	* *	5	\$5,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : North Facade							
		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	\$1,352,000	2052	* *	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	\$10,500	LIFE	* *	5	\$9,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Window Sills Throughout							
Windows									
	Aluminum	95%	Now	\$47,000	2057	* *	5	\$500	
		Water Penetration, Extent : Severe, Area Affected : 100%							
		Location : Headers And Sill Throughout. Improper Installation							
	Aluminum	5%			2031	\$2,500	5	\$100	
Parapets									
	Concrete Masonry Unit	80%	2-4	\$29,200	LIFE	* *	5	\$23,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Rail	10%	4+	\$7,500	2037	* *	5	\$18,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
	Pre-Cast Concrete	10%	Now	\$20,100	LIFE	* *	5	\$16,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Open Joints, Extent : Moderate, Area Affected : 25%							
		Location : Coping							

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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
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	\$3,157,400	2042	**			1
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%					
				Location : Around Air Conditioning Units And Perimeter Walls					
				Ponding, Extent : Light, Area Affected : 5%					
				Location : Roof					
				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	\$156,200	LIFE	**	5	\$297,300	
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Garage, Shops					
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Garage, Shops					
	Mosaic Tile	5%	Now	\$528,500	2052	**	5	\$10,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Bathrooms And Locker Rooms					
				Joint 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					
	Sheet Vinyl/Rubber	10%	Now	\$26,200	2037	**	5	\$12,000	
				Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%					
				Location : Offices					

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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%	Now	\$30,100	2047	**	5	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Bathrooms And Locker Rooms							
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Bathrooms And Locker Rooms							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Base Of Walls. Bathrooms And Locker Rooms							
Concrete Masonry Unit	70%	Now	\$101,600	LIFE	**	5	\$5,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Proximate To Window Openings							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Above Overhead Doors							
	Vertical Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Pilasters And Corners Of Mezzanine							
Glass: Single Pane	2%	2-4	\$2,600	LIFE	**	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Offices							
Gypsum Board	3%	0-2	\$300	LIFE	**	5	\$400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Coiling Doors	5%			2040	**	5	\$4,900	
Metal: Cage/Fence	5%			LIFE	**	10	\$200	
SGFT/Glazed Masonry	10%	2-4	\$8,400	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$142,600	2052	**	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	\$10,021,400	LIFE	**			
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Garage, Shops							
	Water Penetration, Extent : Light, Area Affected : 25%							
	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								

Note : 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

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 Enclosure								
Fence/Gates								
Chain Link	98%	Now	\$45,500	2042		**		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Side And Rear Yards							
	Impact Damage, Extent : Moderate, Area Affected : 25%							
	Location : Side And Rear Yards							
Exposed Struc: Steel	2%	0-2	\$3,200	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							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$13,000	2045		**		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : At Curb Along Avenue D And Entry Apron To Side Lot							
Parking/Driveway								
Asphalt	100%	Now	\$740,400	2047		**		
	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%			2042	**	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes.									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2042	**	5	\$300	
Raceway									
	Conduit	100%			2042	**	1		
Panelboards									
	Fused Disc Sw	15%			2040	**	5	\$200	
	Molded Case Bkrs	85%			2040	**	5	\$1,600	
Wiring									
	Thermoplastic	100%			2042	**	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
CIOFFE REPAIR SHOP
Asset # : 2003

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								
	Motor Controllers							
	Locally Mounted	10%		2030	\$1,600	5		
	Motor Control Center	85%		2049	* *	5	\$1,600	
	Variable Frequency Drive	5%		2049	* *			
Ground								
	Grounding Devices							
	Generic	100%		LIFE	* *	5	\$2,100	
Lighting								
	Interior Lighting							
	Fluorescent	38%		2032	\$79,900	10	\$24,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Offices And Basement							
	Explanation : T-8 Lamps							
	HID	60%		2032	\$46,500	10	\$1,400	
	LED	2%		2040	* *			
	Egress Lighting							
	Emergency, Battery	50%		2032	\$52,300	10	\$8,500	
	Exit, Service	50%		2032	\$4,300	1		
	Exterior Lighting							
	HID	20%		2027	\$58,500	10		
	LED	10%		2040	* *			
	No Component	70%						
Alarm								
	Security System							
	No Component	80%						
	Generic	20%		2032	\$46,900	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Garage And Outside Perimeter							
	Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection							
	No Component	70%						
	Generic, Analog	30%		2027	\$240,800	1-3	\$13,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Hallways, Toilets And Shops							
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors.							

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2042	* *	1		

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
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									
	Conversion Equipment								
	Furnace	75%	0-2	\$6,400	2040	* *	1	\$23,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 15 Rooftop Package Units. All Of Them Have Same Mechanical Defects.							
	Furnace	15%			2027	\$25,600	1	\$5,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage Ceiling							
		Explanation : 5 Units							
	Hot Water Boiler	10%			2037	* *	1	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	10%			2031	\$11,300	4	\$500	
	No Component	90%							
Terminal Devices									
	Air Handler	10%			2040	* *	1	\$4,300	
	Convactor/Radiator	10%			2030	\$38,900	1	\$2,300	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2036	* *	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : For Office Area							
		Explanation : 1 Unit. R-410a							
	Exterior Pkg Unit - Cooling	80%			2040	* *	2	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 13 Units. R-410a							
	Ext Pkg Unit - Heating/Cooling	15%			2040	* *	2	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Unit. R-410a							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2040	* *	2	\$2,400	
	No Component	95%							
Ventilation									

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

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

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	25%	0-2	\$3,300	LIFE	* *	2-5	\$9,800	
Controller Not Working, Extent : Moderate, Area Affected : 80%									
Location : Building Management System.									
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$46,400	
Exhaust Fans									
	Roof	100%			2040	* *	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater								
	Gas Fired	100%			2031	\$44,300	2	\$1,000	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$11,100	4	\$2,200	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$4,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2032	\$710,800	1-2	\$19,700	
	Fire Pump								
	Generic	100%			2028	\$46,700	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : E. 91ST MARINE TRANSFER STATION
Address : 1740 YORK AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0001.000 / 2014 **Yr Built/Renovated** : 2019 /
Area Sq Ft : 62,349 **Project Type** : SANITATION
Date of Survey : 27-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Mez
Block : 1587 **Lot** : 127 **BIN** : 1090338

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$223,200	\$289,700
Interior Architecture	\$276,700	\$161,700
Total	\$499,900	\$451,400
Importance Code A	\$223,200	\$289,700
Importance Code B	\$276,700	\$161,700
Total	\$499,900	\$451,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$28,900	\$21,300	
Interior Architecture	\$49,000		\$1,000	
Electrical	\$14,100	\$6,100	\$7,000	\$7,700
Mechanical	\$22,100	\$4,600	\$9,500	\$4,600
Site Pavements	\$2,900			
Total	\$88,000	\$39,600	\$38,800	\$12,300
Importance Code A		\$28,900	\$21,300	
Importance Code B	\$66,100	\$10,700	\$16,500	\$12,300
Importance Code C	\$21,900		\$1,000	
Total	\$88,000	\$39,600	\$38,800	\$12,300



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
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

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%			2045	**	5	\$163,300	
	Metal, Corrugated	40%			2058	**	1		
	Metal Coiling Doors	10%			2049	**	5	\$54,400	
	Pre-Cast Concrete	25%			LIFE	**	5	\$283,100	
Windows									
	Aluminum	50%			2054	**	5	\$3,400	
	Metal Louvers	50%			2045	**	10	\$21,300	
Roof									
	Metal Panel	100%			2049	**	10	\$66,500	
Soffits									
	Metal Panel	100%			2058	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	**	5	\$323,400	
	Ceramic Tile	5%	Now	\$1,800	2045	**	5	\$2,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1% Location : Men's Locker Room Bathroom								
	Poured Epoxy/Resin	5%			2030			\$43,100	
Interior Walls									
	Cast in Place Concrete	25%			LIFE	**	10	\$13,000	
	Ceramic Tile	10%			2045	**	5	\$2,100	
	Concrete Masonry Unit	40%			LIFE	**	5	\$6,700	
	SGFT/Glazed Masonry	25%			LIFE	**	10	\$2,600	
Ceilings									
	Exposed Concrete	20%			LIFE	**	5-10	\$20,500	
	Exposed Struc: Steel	70%			LIFE	**	10	\$115,000	
	Metal Panel	10%			LIFE	**	5	\$20,500	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	20%			2049	**	5-10		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Perimeter Walkway Explanation : This Is Actually Stainless Steel Railing								
	Chain Link	30%			2058	**			
	Iron Picket	5%			2076	**			
	Metal: Cage/Fence	45%			LIFE	**	10		
	Other Observation, Extent : N/A, Area Affected : 100% Location : Ramp Areas Explanation : These Are Actually Painted Metal Screens								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	60%			2045	**			
	Panel/Paver: Cer/Brk	40%			2048	**	5	\$5,800	

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DEPARTMENT OF SANITATION - 827
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

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%			2052	* *	5	\$1,600	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Switchboard Room						
			Explanation : Two 3200 Ampere Switches						
	Transformers								
	Dry Type	100%			2045	* *	5	\$200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Mezzanine And Switchboard Room						
			Explanation : Various Sizes						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2052	* *	5	\$1,600	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2048	* *	5	\$1,600	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2045	* *	5		
	Motor Control Center	50%			2045	* *	5	\$900	
	Variable Frequency	40%			2045	* *			
	Drive								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,800	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Fire Pump Room						
			Explanation : Ground Observed						
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$19,200	
	Generators								
	Diesel	100%			2041	* *	1	\$24,100	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Generator						
			Explanation : Size Unknown						
	Batteries								
	Lead/Acid	50%			2026	\$800	5	\$1,200	
	Lead/Acid	50%			2026	\$800	5	\$1,200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Emergency Power Room						
			Explanation : Load Bank Observed						

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DEPARTMENT OF SANITATION - 827
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

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									
Fuel Storage									
Day Tank		100%			2048	**	5	\$10,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator									
Explanation : 1500 Gallons									
Lighting									
Interior Lighting									
LED		100%			2037	**			
Egress Lighting									
Emergency, Service		50%			2037	**	1		
Exit, Service		50%			2037	**	1		
Exterior Lighting									
LED		10%			2037	**			
No Component		90%							
Alarm									
Security System									
No Component		70%							
Generic		30%			2037	**	1	\$7,000	
Fire/Smoke Detection									
No Component		70%							
Generic, Digital		30%			2037	**	1-3	\$11,500	
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%			2052	**	1		
Air Conditioning									
Energy Source									
Electricity		100%			2048	**	1		
Conversion Equipment									
Heat Pump Air Sourced		70%			2033	**	2	\$2,400	
Split Unit		30%			2037	**			
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE	**	2-5	\$48,500	
Exhaust Fans									
Interior		100%			2037	**	2	\$1,700	
Plumbing									
H/C Water Piping									
Brass/Copper		100%			2052	**	1		
Water Heater									
Gas Fired		100%			2030	\$34,600	2	\$800	
Sanitary Piping									
Cast Iron		100%			LIFE	**	1		

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DEPARTMENT OF SANITATION - 827
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

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		
	Backflow Preventer							
	Generic	100%		2037	* *	1	\$3,400	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2052	* *	1-5	\$27,700	
	Sprinkler							
	Generic	100%		2052	* *	1-2	\$15,400	
	Fire Pump							
	Generic	100%		2041	* *	1	\$10,300	

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 05-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 504 **Lot** : 49 **BIN** : 5013317

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$516,900	\$153,000
Interior Architecture	\$214,500	
Mechanical		\$177,600
Total	\$731,400	\$330,500
Importance Code A	\$516,900	\$153,000
Importance Code B	\$94,700	\$177,600
Importance Code C	\$119,800	
Total	\$731,400	\$330,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$22,400	\$4,900		\$5,100
Interior Architecture	\$24,100			\$1,200
Electrical		\$100		\$35,000
Mechanical	\$2,000	\$1,800	\$2,000	\$17,900
Site Enclosure	\$13,700			
Site Pavements	\$7,700			
Total	\$69,900	\$6,800	\$2,100	\$59,200
Importance Code A	\$23,600	\$6,100	\$1,200	\$9,400
Importance Code B	\$19,800	\$700	\$900	\$49,700
Importance Code C	\$26,500			
Total	\$69,900	\$6,800	\$2,100	\$59,200



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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									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
	Masonry: Brick	45%	Now	\$181,100	LIFE	* *	5	\$10,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Northeast Corner Of Building									
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal, Corrugated	10%			2051	* *	1		
	Metal Coiling Doors	5%			2029	\$75,700	5	\$3,800	
	Stucco Cement	10%			2029	\$77,300	5	\$6,000	
	Wood	10%	Now	\$140,000	2051	* *	5	\$6,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : North Elevation									
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Wood Fascias Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%									
Location : Wood Shingles On East Elevation									
	Wood Overhead Doors	15%	Now	\$126,600	2051	* *	5	\$9,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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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									
Windows									
	Aluminum	40%	Now	\$16,700	2039	**	5	\$600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Steel	40%	Now	\$69,200	2056	**	5	\$7,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : East Elevation									
Explanation : Windows Are Missing									
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$500	
	Masonry: Brick	90%			LIFE	**	5	\$500	
Roof									
	Asphalt Shingle	60%	Now	\$5,800	2034	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : At Dormer Locations									
	Modified Bitumen	40%			2036	**	10	\$5,100	
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$9,000	LIFE	**	5	\$34,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : First Floor Garage Area									
	Quarry Tile	5%			2036	**	5	\$1,300	
	Vinyl Tile	5%	Now	\$1,600	2031	\$8,200	3	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

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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
Interior									
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$4,000	LIFE	**	5	\$700	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bathroom On 1st Floor							
	Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : At Dormer Locations On 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : At Dormer Locations On 2nd Floor							
	Masonry: Brick	85%	Now	\$119,800	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium Room							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium Room							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%			2036	**	5	\$900	
	Exposed Concrete	45%	Now	\$5,500	LIFE	**	5	\$1,200	
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 1st Floor Ceiling							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas On 1st Floor Ceiling							
	Exposed Struc: Steel	5%			LIFE	**			
	Exposed Struc: Wood	40%	Now	\$94,700	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Gymnasium And Wood Shop							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 60%							
		Location : Gymnasium And Wood Shop							
	Gypsum Board	5%	Now	\$2,900	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : At Dormers And Wood Shop On 2nd Floor							
Site Enclosure									
Fence/Gates									
	Chain Link	85%	4+	\$13,700	2051	**			
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : South Side Of Rear Yard							
	Masonry: Brick	15%			2041	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2029				

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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

Site Pavements

On-Site Walkways

Cast in Place Concrete	14%	2-4	\$2,600	2036	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Yard Area At Northeast Corner Of Building</i>									

Cast in Place Concrete	86%			2036	* *				

Parking/Driveway

Asphalt	100%	Now	\$5,100	2034	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : North Side Of Building</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%			2051	* *		5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2nd Floor</i>									
<i>Explanation : Main Service Switch Rated At 200 Amperes.</i>									

Transformers

Dry Type	100%			2044	* *		5		

Raceway

Conduit	50%			2031	\$2,100		1		
Conduit	50%			2051	* *		1		

Panelboards

Fused Knife Sw	5%			2030	\$400		5		
Molded Case Bkrs	70%			2047	* *		5	\$200	
Molded Case Bkrs	25%			2030	\$2,100		5	\$100	

Wiring

Braided Cloth	25%			2030	\$2,300		1		
Thermoplastic	75%			2051	* *		1		

Motor Controllers

Locally Mounted	100%			2029	\$15,900		5	\$100	

Ground

Grounding Devices

Generic	100%			LIFE	* *		5	\$200	

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	80%			2026	\$24,200	10	\$9,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	6%			2031	\$1,800	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2031	\$11,300	10		
	Incandescent	2%			2026	\$1,400	2		
	LED	2%			2039	* *			
Egress Lighting									
	Exit, Battery	100%			2031	\$12,700	10	\$800	
Exterior Lighting									
	HID	100%			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
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Buried							
		Explanation : One 1000 Gallon Tank							
Conversion Equipment									
	Furnace	10%			2026	\$3,000	1	\$600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Above Supervisor Office							
		Explanation : Unit Serves Supervisor Office							
	Steam Boiler	90%			2036	* *	1	\$11,100	
Distribution									
	Steam Piping/Pump	100%			2031	\$57,200			
Terminal Devices									
	Convactor/Radiator	100%			2029	\$69,300	1	\$4,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Split Unit	5%			2031	\$13,800			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : 2nd Floor Ceiling</i>							
		<i>Explanation : Serves Lavatory And Classroom</i>							
	Window/Wall Unit	30%			2026	\$8,100	1		
	No Component	65%							

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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									
Distribution									
	Ductwork/Diffusers	5%			LIFE	**	2	\$800	
	No Component	95%							
Plumbing									
H/C Water Piping									
	Brass/Copper	10%			2041	**	1		
	Galvanized Steel	90%			2029	\$51,100	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Water Heater									
	Electric	10%			2026	\$1,100	4		
	Electric	30%			2030	\$3,400	4		
	Gas Fired	60%			2030	\$4,700	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%			2041	**	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : FRESH KILLS I BOAT HOUSE
Address : FOOT OF MULDOON
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0011.100 / 2022 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 20,802 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$53,800	
Interior Architecture		\$65,800
Electrical	\$75,100	\$150,300
Mechanical	\$166,000	\$68,500
Total	\$294,900	\$284,600
Importance Code A	\$219,800	
Importance Code B	\$75,100	\$284,600
Total	\$294,900	\$284,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$55,100	\$300		
Interior Architecture	\$2,200			
Electrical	\$800	\$100	\$300	\$78,700
Mechanical	\$25,600	\$3,900	\$1,800	\$27,000
Site Enclosure	\$5,800			
Site Pavements	\$15,900			
Total	\$105,400	\$4,300	\$2,000	\$105,700
Importance Code A	\$56,000	\$1,300	\$1,000	\$1,000
Importance Code B	\$27,700	\$2,900	\$1,000	\$104,700
Importance Code C	\$21,700			
Total	\$105,400	\$4,300	\$2,000	\$105,700



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

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

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	\$2,500	
Metal Panel	80%	4+	\$8,000	2041	**	5	\$37,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Base Flashing Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Various Locations - All Facades								
Metal Sect. OHD	18%	Now	\$47,100	2036	**	5	\$7,100	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : West Elevation								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : All Doors								
Explanation : Paint Peeling, Corrosion - Perimeter Of Frames								
Windows								
Aluminum	100%			2039	**	5	\$600	
Roof								
Metal Panel	95%			2044	**	10	\$53,800	
Skylight, Metal/Glass	5%			2051	**	10	\$5,200	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$65,800	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,400	
Gypsum Board	5%			LIFE	**	5	\$700	
No Component	80%							
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$2,200	2036	**	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Entrance								
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	88%			LIFE	**	5	\$33,100	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%	Now	\$2,100	2036	**	5	\$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : South Elevation At Sea Wall								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side Of Building								
Explanation : This Is Actually A Metal Rail Bolted To The Top Of The Sea Wall								
Chain Link	80%	Now	\$3,700	2041	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East Yard Area								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : East Yard 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
FRESH KILLS I BOAT HOUSE
Asset # : 2022

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

Cast in Place Concrete

100%

2051

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : South Side Of Building**Explanation : This Is Actually A Sea Wall/bulkhead*

Site Pavements

On-Site Walkways

Asphalt

40%

2-4

\$2,300

2034

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Adjacent To East Yard Area*

Cast in Place Concrete

60%

2036

* *

Parking/Driveway

Asphalt

50%

2034

* *

Asphalt

50%

0-2

\$13,600

2034

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : East Yard 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%

Now

\$800

2041

* *

5

1

*Not in Service, Extent : Severe, Area Affected : 50%**Location : Transformer On Utility Pole**Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$27,000

5

\$500

Raceway

Conduit

100%

2031

\$4,100

1

Panelboards

Fused Disc Sw

10%

2030

\$1,700

5

Molded Case Bkrs

90%

2030

\$14,900

5

\$500

Wiring

Thermoplastic

100%

2031

\$9,000

1

Motor Controllers

Locally Mounted

100%

2029

\$23,800

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	20%			2026	\$10,100	10	\$3,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Storage And Bathroom							
	HID	80%	Now	\$75,100	2031	\$150,300			
		Damaged Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Egress Lighting									
	Emergency, Battery	50%			2026	\$15,500	10	\$2,500	
	Exit, Service	50%			2026	\$3,100	1		
Exterior Lighting									
	HID	50%			2026	\$43,400	10		
	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									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Ground In Back Of Building							
		Explanation : One 4,000 Gallon Tank							
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$166,000	2051	* *	1	\$9,300	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room Accessed From Outside Of Main Building							
		Explanation : One No.2 Oil Burning Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$6,700	2030	\$33,600	4	\$1,000	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : One Of Two Pumps in Mechanical Room							
Terminal Devices									
	Convactor/Radiator	15%			2029	\$17,300	1	\$1,000	
	Unit Heater - Hot Water	85%			2031	\$68,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	\$3,300	1		
Conversion Equipment									
	Window/Wall Unit	5%			2024	\$2,200	1		
	No Component	95%							
Ventilation									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	100%	Now	\$17,900	2031	\$35,700	2	\$500	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2026	\$19,000	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	50%			2031	\$2,700	1	\$600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
	Generic	50%			2036	* *	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Courtyard							
		Explanation : Serves Tractor Repair Shop							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$10,900	

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : FRESH KILLS I BUCKET SHOP
Address : FOOT OF MULDOON
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0011.020 / 2020 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 13,200 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$808,300	
Interior Architecture	\$76,900	
Electrical		\$139,700
Site Pavements	\$95,700	
Total	\$981,000	\$139,700
Importance Code A	\$808,300	
Importance Code B	\$76,900	\$139,700
Importance Code C	\$95,700	
Total	\$981,000	\$139,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$119,500			\$7,700
Interior Architecture	\$32,500			
Electrical	\$6,000		\$200	\$33,900
Mechanical	\$700	\$700	\$700	\$19,400
Total	\$158,600	\$800	\$800	\$61,000
Importance Code A	\$120,200	\$700	\$700	\$8,400
Importance Code B	\$20,100	\$100	\$200	\$52,600
Importance Code C	\$18,300			
Total	\$158,600	\$800	\$800	\$61,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	15%	Now	\$101,700	LIFE	**	5	\$13,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Masonry: Brick	45%	Now	\$163,200	LIFE	**	5	\$8,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : All Facades								
	Vertical Cracks, Extent : Moderate, Area Affected : 50%								
	Location : Corners Of Building								
	Metal Panel	20%	Now	\$8,600	2041	**	5	\$6,800	
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Corners								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Sect. OHD	10%			2036	**	5	\$5,700	
	Metal Sect. OHD	5%	Now	\$31,300	2051	**	5	\$1,400	
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Broken, Corroded And Missing Elements								
	Weathering Steel	5%	Now	\$13,400	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : Gantry Supports								
	Explanation : Corrosion / Rusting - Structural Steel Columns								
Windows									
	Metal Louvers	100%	Now	\$12,300	2034	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$56,700	LIFE	**	5	\$10,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Masonry: Brick	65%	Now	\$167,600	LIFE	**	5	\$8,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	No Component	25%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
FRESH KILLS I BUCKET SHOP
Asset # : 2020

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof	Built-Up (BUR)	50%	Now	\$245,500	2041	**			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
	Metal Panel	25%	Now	\$20,400	2036	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Above Gantry Garage							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Gantry Garage							
	Modified Bitumen	15%			2026	\$73,700	10	\$4,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Skylight, Plastic	10%	4+	\$33,400	2036	**	1		
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors	Asphalt Poured	30%	Now	\$1,400	2036	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Gantry Garage Area							
	Cast in Place Concrete	70%	2-4	\$12,800	LIFE	**	5	\$24,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout Storage Area							
Interior Walls									
	Cast in Place Concrete	5%	Now	\$18,300	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Concrete Columns In Shop Area							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Concrete Columns In Shop Area							
	Concrete Masonry Unit	30%			LIFE	**	5	\$3,100	
	Masonry: Brick	35%			LIFE	**			
	No Component	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : In Gantry Area							
		Explanation : No Interior Walls							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	70%	Now	\$76,900	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Storage Area								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Shop Area								
Exposed Struc: Steel	30%			LIFE	**			
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$95,700	2036	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
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	50%	4+	\$100	2031	\$2,700	5		
Enclosure Corroded, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Switch								
Molded Case Bkrs	50%	4+	\$100	2031	\$2,700	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$89,600	5	\$300	
Raceway								
Conduit	100%			2031	\$24,500	1		
Panelboards								
Fused Disc Sw	10%			2030	\$3,300	5		
Molded Case Bkrs	90%			2030	\$29,700	5	\$300	
Wiring								
Thermoplastic	100%			2031	\$26,800	1		
Motor Controllers								
Locally Mounted	100%			2029	\$50,100	5	\$100	
Ground								
Grounding Devices								
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 I BUCKET SHOP
Asset # : 2020

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	15%			2026	\$4,800	10	\$1,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Storeroom And Bathroom							
	HID	80%			2026	\$18,700	10	\$300	
	HID	5%	Now	\$1,200	2041	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Shop							
Egress Lighting									
	Emergency, Battery	20%	Now	\$3,900	2041	* *			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Emergency, Battery	30%			2026	\$5,900	10	\$1,000	
	Exit, Service	30%			2026	\$1,200	1		
	Exit, Service	20%	Now	\$800	2041	* *	1		
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	LED	50%			2031	\$31,600			
	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									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground Vault							
		Explanation : One 5,000 Gallon Tank							
	Conversion Equipment								
	Furnace	100%			2031	\$32,200	1	\$6,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2026	\$2,800	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	50%			2026	\$11,300	2	\$200	
	Wall Unit	50%			2026	\$2,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			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.

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Address : FOOT OF MULDOON
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0011.010 / 2791 **Yr Built/Renovated** : 1948 / 1990
Area Sq Ft : 70,056 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$3,289,500	\$242,500
Interior Architecture	\$902,800	\$99,000
Electrical	\$260,300	\$54,000
Mechanical	\$180,600	\$679,900
Site Pavements	\$239,400	
Total	\$4,872,600	\$1,075,300
Importance Code A	\$3,289,500	\$242,500
Importance Code B	\$1,292,300	\$832,900
Importance Code C	\$290,700	
Total	\$4,872,600	\$1,075,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$30,500	\$4,100		
Interior Architecture	\$111,000			\$1,000
Electrical	\$36,900	\$200	\$900	\$43,200
Mechanical	\$14,200	\$7,700	\$8,100	\$33,600
Total	\$192,500	\$12,000	\$9,000	\$77,800
Importance Code A	\$38,000	\$11,100	\$6,900	\$6,900
Importance Code B	\$109,500	\$1,000	\$2,100	\$70,900
Importance Code C	\$45,100			
Total	\$192,500	\$12,000	\$9,000	\$77,800



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	25%	Now	\$205,300	LIFE	* *	5	\$32,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : All Facades Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : All Facades Throughout							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 30%							
		Location : All Facades Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : All Facades Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : All Facades Throughout							
	Concrete Masonry Unit	10%	Now	\$12,000	LIFE	* *	5	\$1,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	50%	Now	\$219,700	LIFE	* *	5	\$13,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : At Corners And Wall Penetrations							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : At Wall Penetrations Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%	Now	\$2,100	2041	* *	5	\$2,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Additions On South And West Elevations							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Additions On South And West Elevations							
	Metal Sect. OHD	10%			2029	\$90,900	5	\$8,200	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Aluminum	15%	Now	\$89,800	2039	* *	5	\$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Steel	75%	Now	\$1,399,700	2056	* *	5	\$151,500	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Wood	10%	Now	\$100,300	2056	* *	5	\$16,200	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Parapets									
	Cast in Place Concrete	80%	Now	\$108,400	LIFE	* *	5	\$31,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%									
Location : All Sides Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%									
Location : All Sides Throughout									
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
	Concrete Masonry Unit	15%	Now	\$3,300	LIFE	* *	5	\$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Metal Rail	5%	Now	\$1,700	2036	* *	5	\$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$136,800	2041	* *			
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : At Bulkhead							
	IRMA/Protected Membrane	40%	Now	\$321,400	2041	* *			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage Area							
	Metal Panel	10%	4+	\$11,400	2036	* *			
		Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
	Modified Bitumen	30%	Now	\$410,300	2041	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Drains Clogged, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Skylight, Metal/Glass	10%	Now	\$297,800	2041	* *			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	85%	4+	\$156,000	LIFE	* *	5	\$99,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Vinyl Tile	15%	Now	\$75,000	2041	* *	3	\$3,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : First Floor Corridor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : First Floor Corridor							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	80%	4+	\$51,400	LIFE	**	5	\$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%			LIFE	**	5	\$1,600	
Masonry: Brick	10%	Now	\$45,100	LIFE	**			
Vertical Cracks, Extent : Moderate, Area Affected : 35%								
Location : Roof Stair								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$43,300	2051	**	5	\$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Men's Restroom								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Mezzanine Offices								
Exposed Concrete	90%	Now	\$620,300	LIFE	**	5	\$13,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Steel	5%	Now	\$22,600	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auto Repair Area								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$73,800	2036	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$165,600	2036	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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%	4+	\$500	2031	\$5,400	5	\$900	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2036	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 75 Kilovolt-ampere									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$54,000	5	\$1,800	
Raceway									
	Conduit	100%			2031	\$34,600	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$4,300	5	\$200	
	Molded Case Bkrs	90%			2030	\$38,300	5	\$1,700	
Wiring									
	Braided Cloth	50%	2-4	\$15,300	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2031	\$15,300	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$15,900	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
Interior Lighting									
	Fluorescent	10%			2026	\$21,000	10	\$6,400	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Lunch Room, Storage, Bathroom And Locker Room									
	Fluorescent	10%	Now	\$21,000	2041	* *			
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	HID	80%			2026	\$61,900	10	\$1,800	
Egress Lighting									
	Emergency, Battery	50%			2026	\$52,200	10	\$8,500	
	Exit, Service	50%			2026	\$4,300	1		
Exterior Lighting									
	HID	50%			2026	\$146,200	10	\$100	
	No Component	50%							

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

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%			2041	**	5	\$21,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Underground Vault In Yard					
				Explanation : One 20,000 Gallon Tank					
Conversion Equipment									
	Steam Boiler	100%			2036	**	1	\$69,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : One No.2 Oil Burning Steam Boiler					
Distribution									
	Steam Piping/Pump	100%			2041	**			
Terminal Devices									
	Convactor/Radiator	5%			2029	\$19,400	1	\$1,100	
	Unit Heater - Steam	95%			2031	\$246,200	4	\$9,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Window/Wall Unit	10%			2026	\$15,100	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$120,400	2041	**	2	\$1,700	
				Broken, Extent : Moderate, Area Affected : 40%					
				Location : Roof					
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$318,200	1		
Water Heater									
	Oil Fired	100%			2024	\$60,200	1	\$2,000	
HW Heat Exchanger									
	Steam Fired	100%			2031	\$115,500	4	\$10,400	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2031	\$18,400	1	\$4,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside In Courtyard					
				Explanation : Water Main Also Serves The Boat House					
Fixtures									
	Generic	100%							

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2685 **Lot** : 100 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,800	\$23,700		
Interior Architecture	\$15,200			
Electrical	\$22,000		\$100	\$13,100
Mechanical	\$20,900	\$200	\$400	\$8,400
Site Enclosure	\$2,700			
Site Pavements	\$9,400			
Total	\$80,000	\$23,900	\$400	\$21,400
Importance Code A	\$11,400	\$23,900	\$200	\$200
Importance Code B	\$48,900		\$200	\$21,200
Importance Code C	\$19,700			
Total	\$80,000	\$23,900	\$400	\$21,400



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 ** 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	\$9,800	2051	**	5	\$23,200	
Corrosion/Rusting, Extent : Moderate, 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 : Vegetation Growth									
	Metal Sect. OHD	10%			2044	**	5	\$4,400	
Windows									
	Metal Louvers	5%			2034	**	10	\$1,300	
	No Component	95%							
Roof									
	Metal Panel	100%			2044	**	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	\$7,600	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Base Of Walls									
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**			
	Fiber Board	90%	Now	\$7,600	2036	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Wash Area									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$2,700	2041	**			
Impact Damage, Extent : Moderate, Area Affected : 2%									
Location : Entrance To Driveway Area									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Explanation : Vegetation Growth									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			
Parking/Driveway									
	Asphalt	100%	4+	\$9,400	2034	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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Estimates are rounded to the nearest hundred dollars.

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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								
	Fused Disc Sw	30%	4+	\$500	2031	\$500	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Molded Case Bkrs	54%	4+	\$900	2031	\$900	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1,000 Ampere Main Breaker							
	Molded Case Bkrs	16%			2031	\$300	5		
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$27,000	5	\$100	
Raceway									
	Conduit	100%			2031	\$4,100	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$800	5		
	Molded Case Bkrs	90%			2030	\$7,400	5	\$100	
Wiring									
	Thermoplastic	100%			2031	\$9,000	1		
Motor Controllers									
	Locally Mounted	13%	4+	\$1,000	2029	\$1,000	5		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Overhead Door Controller							
	Locally Mounted	87%			2029	\$6,900	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	HID	100%	Now	\$19,600	2031	\$39,100			
		Damaged Fixtures, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Egress Lighting									
	Emergency, Battery	50%			2026	\$2,900	10	\$500	
	Exit, Service	50%			2026	\$600	1		
Exterior Lighting									
	HID	50%			2026	\$9,000	10		
	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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$1,300	
	Conversion Equipment								
	Furnace	100%			2031	\$10,600	1	\$2,100	
				Other Observation, Extent : Light, Area Affected : 90%					
				Location : Main Floor					
				Explanation : 3 Units					
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%	2-4	\$20,700	LIFE	* *	2-5	\$1,200	
				Corroded, Extent : Severe, Area Affected : 90%					
				Location : 1st Floor					
	No Component	50%							
	Exhaust Fans								
	Roof	100%			2026	\$7,400	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	* *	1		

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,030,200	\$780,300
Interior Architecture	\$712,400	\$138,100
Electrical	\$1,552,800	\$191,200
Mechanical	\$992,600	
Total	\$4,288,000	\$1,109,500
Importance Code A	\$1,030,200	\$780,300
Importance Code B	\$3,257,800	\$329,200
Total	\$4,288,000	\$1,109,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$82,400			
Interior Architecture	\$113,800			\$500
Electrical	\$10,700	\$3,400	\$5,200	\$4,500
Mechanical	\$48,300	\$2,700	\$51,500	\$3,700
Site Enclosure	\$5,500			
Site Pavements	\$41,600			
Total	\$302,400	\$6,100	\$56,700	\$8,600
Importance Code A	\$82,700		\$49,400	
Importance Code B	\$131,100	\$6,100	\$7,300	\$8,600
Importance Code C	\$88,600			
Total	\$302,400	\$6,100	\$56,700	\$8,600



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

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

Asset # : 2017

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	\$177,300	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	\$31,500	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	\$99,600	2038	**	5	\$10,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%	4+	\$11,200	2033	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Parapets									
	Metal Rail	100%	Now	\$334,300	2035	**	5	\$268,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Roof									
	Cast in Place Concrete	25%	Now	\$39,700	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	\$260,500	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	\$158,500	LIFE	**	5	\$21,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : East And West Elevations							
	Cast in Place Concrete	93%			LIFE	**	5	\$281,600	

Interior

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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	\$145,100	LIFE	**	5	\$138,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout								
	Ceramic Tile	5%	Now	\$84,500	2045	**	5	\$2,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100% Location : Office								
	Vinyl Tile	5%	Now	\$37,100	2040	**	3	\$1,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100% Location : Office								
	Wood	10%	Now	\$57,500	2058	**	5	\$7,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 15% Location : Throughout								
Interior Walls									
	Cast in Place Concrete	20%	Now	\$28,000	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout								
	Concrete Masonry Unit	5%	Now	\$4,900	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	\$3,200	
	SGFT/Glazed Masonry	10%	Now	\$8,600	LIFE	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Offices								
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$35,300	2050	**	5	\$2,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100% Location : Throughout								
	Exposed Concrete	10%	0-2	\$168,300	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	\$1,800	
	Exposed Struc: Steel	70%	2-4	\$257,000	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	\$5,500	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	\$20,800	2033		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Cast in Place Concrete	5%			2035		* *		
Parking/Driveway								
Asphalt	13%	Now	\$20,700	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	\$40,900	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	\$17,500	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	\$189,000	5	\$1,600	
Raceway									
Conduit		100%	Now	\$53,100	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	\$2,100	5		
	Molded Case Bkrs	98%	Now	\$105,200	2055	* *	5	\$800	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Wiring									
	Braided Cloth	90%	Now	\$54,800	2055	* *	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
	Thermoplastic	10%			2030	\$6,100	1		
Motor Controllers									
	Locally Mounted	10%			2028	\$4,100	5		
	Motor Control Center	90%	Now	\$161,900	2050	* *	5	\$700	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Ground									
Grounding Devices									
	Generic	100%	Now	\$10,500	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	\$242,500	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	\$249,900	10	\$200	
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%	Now	\$685,300	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

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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	\$48,300	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	\$12,100	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	\$5,800	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	\$24,500	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	\$8,200	1		
Conversion Equipment									
	Window/Wall Unit	5%			2023	\$5,700	1		
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Office							
	No Component	95%							
Ventilation									

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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							
Ventilation																
	Exhaust Fans															
	Interior	60%	Now	\$116,500	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	\$162,700	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	\$86,900	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	\$399,300	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	\$227,400	2060	* *	1-5	\$18,700								
		Corroded, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Not in Service, Extent : Severe, Area Affected : 100%														
		Location : Throughout														

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : HAMILTON AVE MARINE TRANSFER STA
Address : 500 HAMILTON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.000 / 14998 **Yr Built/Renovated** : 2017 /
Area Sq Ft : 110,210 **Project Type** : SANITATION
Date of Survey : 19-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,Mez
Block : 635 **Lot** : 13 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$269,700	\$108,400
Interior Architecture		\$892,900
Mechanical		\$112,900
Total	\$269,700	\$1,114,200
Importance Code A	\$269,700	\$108,400
Importance Code B		\$1,005,800
Total	\$269,700	\$1,114,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,600	\$9,300		\$33,400
Interior Architecture	\$22,700	\$10,300	\$4,400	
Electrical	\$19,600	\$18,800	\$16,700	\$23,700
Mechanical	\$14,200	\$16,300	\$12,200	\$14,200
Site Enclosure	\$1,800			
Total	\$62,100	\$54,600	\$33,200	\$71,300
Importance Code A	\$4,700	\$11,200	\$1,100	\$35,300
Importance Code B	\$55,500	\$43,400	\$27,800	\$35,900
Importance Code C	\$1,800		\$4,400	
Total	\$62,100	\$54,600	\$33,200	\$71,300



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

Architecture		Current Repair			Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior										
Exterior Walls										
	Metal, Corrugated	65%			2051	**	1			
	Metal Sect. OHD	5%			2044	**	5	\$18,500		
Other Observation, Extent : Light, Area Affected : 100%										
Location : Exterior Overhead Door										
Explanation : Vinyl And Rubber Overhead Curtain Door										
	Pre-Cast Concrete	15%			LIFE	**	5	\$57,900		
	Window Wall	15%			2041	**	5	\$66,800		
Other Observation, Extent : Light, Area Affected : 100%										
Location : Exterior Window Wall										
Explanation : Polycarbonate Panels										
Windows										
	Aluminum	75%			2047	**	5	\$24,300		
Other Observation, Extent : Light, Area Affected : 75%										
Location : Ground Floor Windows										
Explanation : Metal Security Screen In Front										
	Metal Louvers	25%			2040	**	10	\$50,500		
Roof										
	Metal Panel	100%			2044	**	10	\$269,700		
Other Observation, Extent : Light, Area Affected : 100%										
Location : Roof										
Explanation : Roof Is Inaccessible, Seen From Afar										
Soffits										
	Metal Panel	100%	0-2	\$3,600	2051	**	5	\$8,500		
Deformed/Dented, Extent : Moderate, Area Affected : 5%										
Location : Mechanics Bay Ramp										
Interior										
Floors										
	Cast in Place Concrete	60%	Now	\$22,700	LIFE	**	5	\$216,500		
Cracking/Crumbling, Extent : Light, Area Affected : 5%										
Location : Tipping And Processing Floor Drains										
	Mosaic Tile	5%			2044	**	5	\$20,600		
	Poured Epoxy/Resin	35%			2029	\$605,400				

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DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Painted Surface								
	Ceramic Tile	5%			2040	**	5	\$8,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$14,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Painted Surface								
	Metal Panel	33%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Exposed Metal Panel And Structural Steel Members								
	Metal Coiling Doors	1%			2047	**	5	\$8,700	
	SGFT/Glazed Masonry	21%			LIFE	**			
Ceilings									
	Exposed Concrete	30%			LIFE	**	5	\$7,600	
	Exposed Struc: Steel	35%			LIFE	**			
	Metal Panel	35%			LIFE	**	5	\$71,100	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2051	**			
	Iron Picket	50%	4+	\$1,800	2066	**			
	Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Hamilton Avenue								
Free Standing Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2044	**			
Parking/Driveway									
	Asphalt	50%			2040	**			
	Cast in Place Concrete	50%			2044	**			

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%			2057	* *	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.									

Note : 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
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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%			2048	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 112.5 Kilovolt Amperes, 45 Kilovolt Amperes And 75 Kilovolt Amperes 480/ 208/120 Volts							
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2057	* *	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five Vertical Sections							
	Raceway								
	Conduit	100%			2057	* *	1		
	Panelboards								
	Fused Disc Sw	30%			2053	* *	5	\$800	
	Molded Case Bkrs	70%			2053	* *	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2057	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2048	* *	5	\$100	
	Motor Control Center	85%			2048	* *	5	\$2,600	
	Variable Frequency Drive	5%			2048	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,600	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2048	* *	1	\$33,900	
	Generators								
	Diesel	100%			2044	* *	1	\$42,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Yard							
		Explanation : Emergency Generator Rated At 795 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$1,700	5	\$4,100	
	Fuel Storage								
	Main Tank	100%			2066	* *	5	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Yard							
		Explanation : 1500 Gallons Rated Capacity							

Lighting

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DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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%			2039	* *	10	\$30,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Rooms Locker Rooms Explanation : T-8 Lamps							
	HID	40%			2039	* *	10	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Garage And Dumping Areas Explanation : Metal Halide Lamps							
	LED	30%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Offices And Hallways Explanation : Led Lamps							
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
	HID	5%			2039	* *	10		
	LED	25%			2036	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2066	* *	5	\$3,200	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2039	* *	1	\$28,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Garage, Dumping Areas And Outside Perimeter Explanation : Cctv Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$67,900	
		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								
	Electricity	100%			2057	* *	1		

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DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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	20%			2036	**	1	\$10,900	
	Heat Pump Air Sourced	5%			2032		2	\$1,700	
	Radiant Heater	5%			2036	**	2	\$2,600	
	No Component	70%							
	Terminal Devices								
	Air Handler	25%			2036	**	1	\$17,000	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	10%			2032	\$112,900	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Top Of Main Office And Operational Office							
		Explanation : 3 Units							
	Reciprocating Compr/Chiller	5%			2036	**	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Top Of Main Office							
		Explanation : 1 Unit. R-410a							
	Exterior Pkg Unit - Cooling	5%			2036	**	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Top Of Main Office							
		Explanation : 1 Unit. R-410a							
	No Component	80%							
	Terminal Devices								
	Air Handler/Cool/Ht	5%			2036	**	1	\$3,400	
	Fan Coil - 2 Pipe	10%			2036	**	1	\$3,600	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2036	**	2	\$11,500	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork Stainless Steel	100%			LIFE	**			
	Exhaust Fans								
	Interior	100%			2036	**	2	\$3,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2057	**	1		
	Galvanized Steel	50%			2048	**	1		
	Water Heater								
	Electric	30%			2029	\$30,100	4	\$200	
	Gas Fired	70%			2029	\$48,700	2	\$1,100	

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DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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%			LIFE	* *	1		
	Storm Drain Piping								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$6,600	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$6,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2057	* *	1-5	\$55,600	
	Sprinkler								
	No Component	20%							
	Generic	80%			2057	* *	1-2	\$24,700	
	Fire Pump								
	Generic	100%			2044	* *	1	\$20,600	

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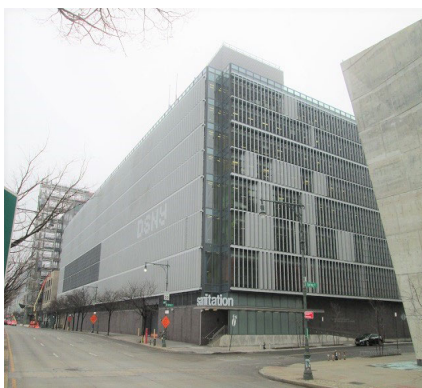
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : MANHATTAN 1/2/5 GARAGE
Address : 353 SPRING 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 : 25-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,5M,Ph
Block : 596 **Lot** : 50 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,439,600	\$1,341,500
Interior Architecture	\$1,843,400	\$438,100
Electrical		\$336,900
Mechanical	\$424,000	\$187,100
Total	\$3,707,000	\$2,303,600
Importance Code A	\$1,439,600	\$1,341,500
Importance Code B	\$1,996,400	\$798,800
Importance Code C	\$271,000	\$163,300
Total	\$3,707,000	\$2,303,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$70,000		\$87,600	
Interior Architecture	\$88,800			\$6,400
Electrical	\$124,200	\$43,400	\$54,100	\$47,800
Mechanical	\$128,600	\$50,400	\$109,500	\$79,400
Site Pavements	\$1,500			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$436,900	\$117,400	\$274,900	\$157,300
Importance Code A	\$70,000		\$87,600	\$10,900
Importance Code B	\$348,800	\$117,400	\$187,300	\$140,000
Importance Code C	\$18,100			\$6,400
Total	\$436,900	\$117,400	\$274,900	\$157,300



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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%	0-2	\$42,500	LIFE	**	5	\$51,300		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : By Ups Garage Door								
	Spalling, Extent : Light, Area Affected : 2%								
	Location : Washington Street Side								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$1,099,600		
Metal Panel	40%	Now	\$699,200	2052	**	5	\$549,800		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : South East And West Facades								
	Explanation : Motorized Solar Shades Not Functioning								
Metal Coiling Doors	4%			2045	**	5	\$91,600		
Pre-Cast Concrete	8%			LIFE	**	5	\$381,200		
Window Wall	1%			2052	**	5	\$27,500		
Windows									
Aluminum	50%			2048	**	5	\$200		
Metal Louvers	50%			2041	**	10	\$1,000		
Parapets									
Metal/Glass Curt Wall	75%			2052	**	5	\$73,700		
Metal Rail	15%			2045	**	5-10	\$68,700		
Pre-Cast Concrete	10%			LIFE	**	5	\$31,900		
Roof									
Green, Roof Inaccessible	90%			LIFE	**				
Plaza Roof: Stone Panels	3%	Now	\$8,200	2052	**				
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : At Roof Drains								
Single Ply Membrane	7%			2037	**	10	\$15,700		
Soffits									
Exposed Struc: Steel	25%			LIFE	**	5	\$6,600		
Metal Panel	75%			2052	**	5-10	\$21,700		

Interior

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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	
Interior									
Floors									
Cast in Place Concrete	3%	2-4	\$9,500	LIFE	**	5	\$36,100		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Garage Floors Throughout									
Cast in Place Concrete	1%			LIFE	**	5	\$24,100		
Ceramic Tile	5%	Now	\$58,900	2041	**	5	\$13,700		
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Shower Stalls									
Explanation : Water Penetrating To Floor Below Into Offices And Corridor On 2nd And 5th Floor									
Sheet Vinyl/Rubber	10%	Now	\$90,100	2037	**	5	\$41,200		
Worn/Eroded, Extent : Severe, Area Affected : 10%									
Location : Offices On 5th Floor And Throughout And Elevator Floor									
Steel Plate	1%			LIFE	**	1			
Traffic Topping	80%	4+	\$602,900	2037	**	5	\$274,900		
Worn/Eroded, Extent : Light, Area Affected : 50%									
Location : 5th Floor Garage Floor Area And Throughout									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**	10	\$106,000		
Ceramic Tile	3%			2041	**	5	\$12,700		
Concrete Masonry Unit	65%			LIFE	**	5	\$220,500		
Glass: Single Pane	2%			LIFE	**	5	\$12,700		
Gypsum Board	10%	4+	\$3,900	LIFE	**	5	\$25,400		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Offices, Corridors And Meeting Rooms Throughout									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Offices, Corridors And Meeting Rooms Throughout									
Masonry: Brick	5%			LIFE	**	10	\$6,400		
Metal Coiling Doors	5%	0-2	\$54,700	2048	**	5	\$53,000		
Unit Inoperable, Extent : Light, Area Affected : 5%									
Location : Interior Fabric Door At 1st Floor									
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$14,700	2045	**	5	\$41,000		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : 5th Floor Corridor And Offices									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Corridor And Offices									
Exposed Concrete	5%			LIFE	**	5-10	\$34,200		
Exposed Struc: Steel	75%			LIFE	**	10	\$820,500		
Gypsum Board	5%	Now	\$6,100	LIFE	**	5	\$34,200		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor From Showers Above									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045	**				

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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	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,500	2045	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : West Street Fueling Station Entrance</i>					
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : West Street Fueling Station Entrance</i>					
<i>Explanation : Concrete Damaged At Crash Bollard.</i>					

Parking/Driveway

Cast in Place Concrete	100%			2045	* *			

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%	2052	**	5	\$1,900
Other Observation, Extent : N/A, Area Affected : 100%					
Location : Electrical Room					
Explanation : Main Service Disconnect Switch Rated At 3200 Amperes					

Transformers

Dry Type	100%	2045	**	5	\$1,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
<i>Location : Electrical And Mechanical Rooms</i>					
<i>Explanation : Dry Type Transformers With Various Ratings</i>					

Switchgear / Switchboard

Air Circuit Breaker	100%			2052	* *		5	\$1,900	

Raceway

Conduit	100%			2052	* *		1		

Panelboards

Molded Case Bkrs	100%			2048	* *		5	\$9,700	

Wiring

Thermoplastic	100%			2052	* *		1		

Motor Controllers

Locally Mounted	40%			2045	* *		5	\$1,000	
Motor Control Center	30%			2045	* *		5	\$3,000	
Variable Frequency Drive	30%			2045	* *				

Ground

Grounding Devices

Generic	100%			LIFE	* *		5	\$10,800	

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	90%	Now	\$1,500	2041	**	1	\$115,200	
Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%									
Location : Second Floor Generator Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second Floor Generator Room									
Explanation : Emergency Generator Rated At 1600 Kilowatts									
	Steam Driven	10%	Now	\$800	2041	**	1	\$12,800	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Batteries									
	Lead/Acid	100%			2026	\$1,700	5	\$13,600	
Fuel Storage									
	Day Tank	50%			2048	**	5	\$34,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Main Tank	50%			2060	**	5	\$5,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Fuel Bay Underground									
Explanation : 8000 Gallon Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	68%			2037	**	10	\$229,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Garages, Parking									
	Fluorescent	30%			2037	**	10	\$101,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices, Hallways, Mechanical Rooms									
	Fluorescent	2%			2037	**	10	\$6,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways And Shower Rooms									
Egress Lighting									
	Emergency, Service	40%			2037	**	1		
	Emergency, Battery	10%			2037	**	10	\$8,900	
	Exit, Battery	50%			2037	**	10	\$12,400	
Exterior Lighting									
	Fluorescent	6%			2037	**	10	\$2,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
	Fluorescent	4%			2037	**	10	\$1,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
	No Component	90%							
Lightning Protection									

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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
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	**	5	\$10,800	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%	Now	\$43,000	2037	**	1	\$86,400	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Interior And Exterior Spaces								
	Explanation : CCTV Surveillance System								
Fire/Smoke Detection									
	No Component	60%							
	Generic, Digital	40%	Now	\$33,600	2037	**	1-3	\$82,300	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Third And First Floor Lobbies								
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%			2052	**	1		
	Other Observation, Extent : N/A, 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 : N/A, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 6 Heat Exchangers To Convert Hot Water For Heating Devices								
Distribution									
	Hot Wtr Piping/Pump	90%	Now	\$26,700	2048	**	4	\$16,300	
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Multiple Leaks At Pipe Joints, Requires Frequent Repair								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Glycol Mixture								
	Steam Piping/Pump	10%	Now	\$8,400	2052	**			
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse Mechanical Room								
Terminal Devices									
	Air Handler	90%			2037	**	1	\$204,400	
	Convactor/Radiator	5%			2045	**	1	\$5,900	
	Unit Heater - Hot Water	5%			2037	**			

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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									
	Energy Source								
	Electricity	5%			2048	**	1		
	Steam/HW System	95%			2052	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	10%			2045	**	1	\$39,800	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Penthouse							
		Explanation : Two 350 Ton Units Use Lithium Bromide.							
	Split Unit	2%	0-2	\$8,100	2037	**			
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Various Condenser Sections							
		Other Observation, Extent : N/A, Area Affected : 2%							
		Location : Electrical Rooms							
		Explanation : 20 Units. R-410a							
	No Component	88%							
Distribution									
	CW & CHW Wtr Pipe/Pump	10%	Now	\$300	2052	**	4	\$1,800	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Pipe Condenses And Drips Throughout							
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Pump Motors Need Frequent Replacements							
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2037	**	1	\$22,700	
	Fan Coil - 2 Pipe	2%			2037	**	1	\$2,400	
	No Component	88%							
Heat Rejection									
	Water Cooling Tower	10%			2033	**	2	\$37,000	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Roof							
		Explanation : 2 Units							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$324,300	
Exhaust Fans									
	Interior	100%	Now	\$67,600	2037	**	2	\$9,000	
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2058	**	4	\$36,300	

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$79,200	LIFE	**	1		
			Corroded, Extent : Light, Area Affected : 1%						
			Location : Strainers In Basement						
			Other Observation, Extent : Severe, Area Affected : 20%						
			Location : Basement						
			Explanation : Cistern In Basement To Recycle Rain Water For Gray Water System Is Not Operational And Alarms Not Connected To Bms						
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$5,800	2037	**	4	\$7,800	
			Malfunctioning, Extent : Severe, Area Affected : 10%						
			Location : Float Assembly Not Rated For The High Temperature Water Causing Malfunctions						
	Sewage Ejector(s)								
	Electric	100%			2037	**	4	\$14,600	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$22,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : 2 Units From 1st - 5m Floor, 1 Unit From 1st To 6th Floor						
			Explanation : 3 Units, 1 Is Out Of Service, All Require Frequent Servicing						
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$185,200	
	Sprinkler								
	Generic	100%	Now	\$186,100	2052	**	1-2	\$89,200	
			Damaged, Extent : Severe, Area Affected : 10%						
			Location : Valves On Wet System Not Holding						
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Dry System In Garage Area, Wet System In Offices						
	Fire Pump								
	Generic	100%			2041	**	1	\$68,600	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : Two Fire Pumps						

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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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Dry	10%			2030	\$2,900	1-3	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Refill Stations							
		Explanation : 4 Sets							
	No Component	90%							

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 26-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,684,400	\$184,500
Interior Architecture	\$621,800	\$282,900
Electrical	\$74,500	\$824,400
Mechanical	\$1,223,900	\$1,613,900
Site Enclosure	\$70,900	
Site Pavements	\$278,300	\$153,600
Total	\$3,953,700	\$3,059,300
Importance Code A	\$2,323,000	\$184,500
Importance Code B	\$1,559,900	\$2,721,200
Importance Code C	\$70,900	\$153,600
Total	\$3,953,700	\$3,059,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$107,600		\$11,800	
Interior Architecture	\$138,700		\$7,800	\$1,500
Electrical	\$22,200	\$1,500	\$2,400	\$3,200
Mechanical	\$94,200	\$10,200	\$60,000	\$12,000
Site Pavements	\$22,100			
Total	\$384,800	\$11,700	\$82,000	\$16,700
Importance Code A	\$107,600	\$4,000	\$15,700	\$4,000
Importance Code B	\$233,600	\$7,800	\$58,400	\$12,700
Importance Code C	\$43,600		\$7,800	
Total	\$384,800	\$11,700	\$82,000	\$16,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Concrete Masonry Unit	45%	Now	\$574,300	LIFE	**	5	\$39,400		
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Pillar At Southeast Corner								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 19%								
	Location : Pillar At Southeast Corner								
Glass Block	10%	Now	\$38,600	LIFE	**	5	\$8,800		
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Front Facade								
Masonry: Brick Cavity	20%	Now	\$58,100	LIFE	**	5	\$28,000		
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : 9th Avenue Facade								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Masonry: Granite	5%			LIFE	**	5	\$10,500		
Metal Sect. OHD	20%	Now	\$193,500	2037	**	5	\$43,800		
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Various								
Windows									
Aluminum	90%	Now	\$784,700	2057	**	5	\$8,500		
	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								
Metal Louvers	10%			2035	**	10	\$11,800		
Parapets									
Masonry: Brick Cavity	50%	0-2	\$9,500	LIFE	**	5	\$3,700		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : At Sloped Glazing								
Metal Panel	5%			2052	**	5	\$1,400		
Metal Rail	45%	Now	\$19,800	2045	**	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%			2040	**	10	\$108,400		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Main Roof								
Sloped Glazing	5%	Now	\$73,800	LIFE	**	5	\$76,100		
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Over Locker Rooms								

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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
Exterior									
	Soffits								
	Stucco Cement	100%	0-2	\$34,500	2037	**	5	\$13,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	65%	Now	\$44,700	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	\$25,700	2041	**	5	\$6,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Mechanics Restrooms							
	Quarry Tile	15%			2037	**	5	\$27,000	
	Vinyl Tile	10%	Now	\$33,800	2032	\$112,600	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%			2035	**	5	\$3,400	
	Concrete Masonry Unit	85%	0-2	\$20,300	LIFE	**	5	\$16,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Corners Of Stair Core Walls							
	Glass: Single Pane	3%			LIFE	**	5	\$2,200	
	Metal Coiling Doors	5%			2040	**	5	\$12,200	
Ceilings									
	Exposed Struc: Steel	75%			LIFE	**	10	\$179,700	
	Gypsum Board	5%			LIFE	**	5-10	\$20,600	
	Metal Panel	20%	Now	\$442,100	LIFE	**	5	\$29,900	
		Bent/Warped Elements, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 40%							
		Location : Offices, Bathrooms, Corridors							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$70,900	2062	**			
		Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : East Side Of Building At Parking Lot							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$278,300	2045	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : 9th Avenue, West 215th And West 216th Street							

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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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 0-2 \$6,800 2037 * *

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 \$15,400 2028 \$153,600

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% 2032 \$2,800 5 \$400

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

Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw 75% 2032 \$40,500 5 \$300

Molded Case Bkrs 25% 2032 \$13,500 5 \$600

Raceway

Conduit 100% 2032 \$10,300 1

Panelboards

Fused Disc Sw 5% 2031 \$1,700 5 \$100

Molded Case Bkrs 95% 2031 \$31,400 5 \$2,200

Wiring

Thermoplastic 95% 2032 \$21,400 1

Thermoplastic 5% 2052 * * 1

Motor Controllers

Locally Mounted 30% 2030 \$21,500 5 \$200

Motor Control Center 65% 2030 \$10,700 5 \$1,600

Variable Frequency 5% 2045 * *

Drive

Ground

Grounding Devices

Generic 100% 2-4 \$10,500 LIFE * * 5 \$1,300

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

Location : Boiler Room

Explanation : Corroded

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 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
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	\$96,800	10	\$36,700	
				T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Offices And 2nd Floor					
	HID	50%			2032	\$361,400	10	\$1,300	
Egress Lighting									
	Emergency, Battery	50%			2027	\$59,600	10	\$9,700	
	Exit, Service	50%			2027	\$11,900	1		
Exterior Lighting									
	HID	20%	Now	\$74,500	2042	* *			
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Outside					
				Explanation : Not Functional					
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$306,500	1-3	\$17,000	
				Other Observation, Extent : Light, 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%			2032	\$161,400	5	\$24,800	
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$638,600	2052	* *	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					
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$12,900	2040	* *	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					

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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
Heating									
Terminal Devices									
	Air Handler	20%	Now	\$233,000	2042	* *	1	\$8,900	
Abandoned in Place, Extent : Severe, Area Affected : 20%									
Location : 1 Unit In Boiler Room, 2 Units In Penthouse, 2 Units On Roof.									
Not in Service, Extent : Severe, Area Affected : 20%									
Location : For Locker Room, Toilet Room, Penthouse									
	Convactor/Radiator	10%			2030	\$44,300	1	\$2,600	
	Unit Heater - Hot Water	70%			2037	* *			
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	20%	Now	\$352,300	2037	* *	2	\$800	
Abandoned in Place, Extent : Severe, Area Affected : 20%									
Location : 2 Units. 3rd Floor Mechicanal 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	\$8,800	2032	\$176,800			
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%			2025	\$13,800	1		
	No Component	62%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2027	\$12,700	2	\$11,200	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,700	
Exhaust Fans									
	Roof	50%			2032	\$68,800	2	\$1,200	
	No Component	50%							
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2042	* *	1		
	Galvanized Steel	50%	0-2	\$18,200	2037	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Boiler Room									

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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

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%	Now	\$5,100	2027	\$50,500	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	\$12,100	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	\$3,500	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%			2032	\$345,200	1-5	\$41,900	
	Sprinkler								
	Generic	100%			2032	\$811,200	1-2	\$22,400	
Chemical System									
	Generic	100%			2025	\$28,900	1-3	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gas Refill 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$963,300	\$5,290,900
Interior Architecture	\$337,000	\$379,800
Electrical	\$63,200	\$998,100
Mechanical	\$1,551,600	\$674,400
Site Pavements	\$119,000	
Total	\$3,034,100	\$7,343,200
Importance Code A	\$1,089,300	\$5,669,100
Importance Code B	\$1,825,800	\$1,618,600
Importance Code C	\$119,000	\$55,500
Total	\$3,034,100	\$7,343,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$8,000		\$38,600	
Interior Architecture	\$70,500	\$24,500		
Electrical	\$18,900	\$3,900	\$8,100	\$3,200
Mechanical	\$17,200	\$24,400	\$117,600	\$24,400
Site Enclosure	\$10,700			
Total	\$125,200	\$52,700	\$164,300	\$27,600
Importance Code A	\$11,400	\$7,700	\$46,600	\$7,700
Importance Code B	\$103,100	\$27,000	\$117,700	\$19,900
Importance Code C	\$10,700	\$18,000		
Total	\$125,200	\$52,700	\$164,300	\$27,600



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.
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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	\$318,700	LIFE	* *	5	\$21,900	
		Efflorescence, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Joint 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	\$439,100	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	\$4,700	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	\$4,682,000	10	\$312,200	
		Gravel/Slag Surface, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Recent Repair Evident, Extent : N/A, 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Floors									
	Cast in Place Concrete	45%	Now	\$265,000	LIFE	* *	5	\$252,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Garage Floor							
		Drains Clogged, Extent : Moderate, Area Affected : 50%							
		Location : Garage Floor At East Side Overhead Door Entrance							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Garage Floor							
	Ceramic Tile	5%			2039	* *	5	\$12,800	
	Quarry Tile	20%			2043	* *	5	\$76,900	
	Wood	30%			2065	* *	5	\$144,100	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Ceramic Tile	13%			2039	* *	5	\$36,100	
	Concrete Masonry Unit	50%			LIFE	* *	5	\$55,500	
	Glass: Single Pane	2%			LIFE	* *	5	\$4,200	
	Gypsum Board	30%			LIFE	* *	5	\$50,000	
Ceilings									
	AcousTileSusp.Lay-In	25%			2043	* *	5	\$64,000	
	Exposed Struc: Steel	70%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$16,000	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	50%			2043	* *	5-10	\$17,700	
	Chain Link	50%			2040	* *			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2035	* *			
Parking/Driveway									
	Asphalt	65%	Now	\$119,000	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	35%			2035	* *			

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%			2040	* *	5	\$700		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 And One 800 Ampere Main Disconnect Switches, 1,200 Ampere Switch Serves Basketball City									

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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	\$3,200	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	\$2,500	
		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	\$128,500	10	\$20,800	
	Exit, Service	50%			2030	\$25,700	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	\$359,700	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	\$11,500	2030	\$115,300	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	\$394,600	1-3	\$21,300	
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%			2040	* *	1		
	Conversion Equipment								
	Furnace	40%			2030	\$168,100	1	\$34,100	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Leased Space							
		Explanation : 7 Rooftop Units							
	Furnace	50%	Now	\$126,100	2030	\$210,100	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+	\$57,800	2025	\$289,000	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+	\$152,400	2025	\$761,800			
		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	\$55,800	1		
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$224,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$96,100	
	Exhaust Fans								
	Roof	100%			2030	\$296,300	2	\$5,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	60%			2025	\$65,300	2	\$1,500	
	Gas Fired	40%			2025	\$43,500	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	\$600	1-3	\$100	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Fueling Station									
Explanation : Over Fuel Tanks									

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 06-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1104 **Lot** : 1 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$482,000	\$1,606,500
Interior Architecture	\$668,900	\$1,483,300
Electrical	\$166,100	
Mechanical	\$1,672,400	\$158,900
Total	\$2,989,500	\$3,248,600
Importance Code A	\$482,000	\$1,606,500
Importance Code B	\$2,430,600	\$1,285,700
Importance Code C	\$76,900	\$356,500
Total	\$2,989,500	\$3,248,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$133,100	\$38,500		\$29,300
Interior Architecture	\$99,600		\$9,800	
Electrical	\$16,800	\$29,600	\$16,800	\$29,100
Mechanical	\$180,400	\$93,000	\$129,400	\$85,500
Site Enclosure	\$16,500			
Site Pavements	\$40,300			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$511,300	\$185,700	\$180,700	\$168,700
Importance Code A	\$133,100	\$38,500	\$5,000	\$30,200
Importance Code B	\$343,800	\$147,200	\$166,000	\$138,400
Importance Code C	\$34,500		\$9,800	
Total	\$511,300	\$185,700	\$180,700	\$168,700



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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%			2051	**	5-10	\$107,500	
	Metal Sect. OHD	5%	Now	\$44,900	2044	**	5	\$40,700	
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : 12th Avenue Door									
	Granite Panels	4%			LIFE	**	5	\$15,600	
	Pre-Cast Concrete	64%	4+	\$243,600	LIFE	**	5	\$1,083,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Front Facade									
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : All Facades									
	Weathering Steel	1%			LIFE	**	1		
Windows									
	Aluminum	90%	Now	\$25,000	2047	**	5	\$5,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : 4th Floor Garage									
Hardware Missing, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Louvers	10%			2040	**	10	\$7,500	
Parapets									
	Concrete Masonry Unit	80%	4+	\$11,600	LIFE	**	5	\$22,800	
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Main Roof Southeast Corner									
Explanation : Missing Flashings									
	Metal Rail	8%			2044	**	5-10	\$36,600	
	Pre-Cast Concrete	12%			LIFE	**	5	\$19,100	
Roof									
	Metal Panel	3%			2044	**	10	\$16,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts									
	Modified Bitumen	80%	Now	\$177,900	2036	**			
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Main Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Section A And B									
	Plaza Roof: Stone Panels	15%	4+	\$21,600	2051	**			
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : 4th Floor Terrace Roof									
Explanation : Broken Stone Panel									
	Skylight, Plastic	2%	Now	\$60,500	2044	**	1		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Elevator Lobby 4th Floor Area A									

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Exposed Struc: Steel	25%			LIFE	**	5	\$78,500	
Metal Panel	75%	4+	\$30,000	2051	**	5	\$141,300	
Deformed/Dented, Extent : Moderate, Area Affected : 2%								
Location : Underpass At 56th Street								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 56th Street Underpass								
Explanation : Metal Grating Soffit								
Interior								
Floors								
Cast in Place Concrete	82%	0-2	\$592,000	LIFE	**	5	\$1,126,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Throughout								
Ponding, Extent : Severe, Area Affected : 10%								
Location : 1st Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Room B102								
Ceramic Tile	8%	4+	\$21,500	2040	**	5	\$25,100	
Worn/Eroded, Extent : Light, Area Affected : 15%								
Location : Public Corridors								
Sheet Vinyl/Rubber	5%	Now	\$20,600	2036	**	5	\$23,600	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Office								
Traffic Topping	5%	2-4	\$21,500	2036	**	5	\$19,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Internal Ramps								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Garage Column								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Wall At 56th Street								
Ceramic Tile	3%			2040	**	5	\$19,600	
Concrete Masonry Unit	24%	4+	\$76,900	LIFE	**	5	\$62,700	
Cracking/Crumbling, Extent : Light, Area Affected : 4%								
Location : 4th Floor Office, 3rd Floor Garage West Side								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Garage - All Levels								
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	50%			LIFE	**	5	\$130,600	
Glass Block	5%			LIFE	**			
Glass: Single Pane	3%			LIFE	**	5	\$14,700	
Metal Coiling Doors	5%			2047	**	5	\$163,200	

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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									
	Ceilings								
	AcousTileSusp.Lay-In	13%	Now	\$36,000	2044	**	5	\$40,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : 2nd Floor Gymnasium, And Locker Room Misaligned/Bulging, Extent : Light, Area Affected : 2% Location : Locker Room On 3rd Floor Staining/Discoloring, Extent : Light, Area Affected : 10% Location : Offices, Locker Rooms And Throughout								
	Exposed Struc: Steel	85%			LIFE	**			
	Gypsum Board	2%			LIFE	**	5	\$15,500	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$16,500	2051	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : West 55th Street At Salt Shed Gate Impact Damage, Extent : Severe, Area Affected : 20% Location : West 55th Street At Salt Shed Gate								
	Free Standing Walls								
	Cast in Place Concrete	100%			2066	**			
	Other Observation, Extent : Light, Area Affected : 80% Location : Salt Shed Explanation : Also Free Standing Steel Columns								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%	Now	\$22,200	2044	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : 12th Avenue At Broom Garage Other Observation, Extent : Moderate, Area Affected : 15% Location : West 55th Street Explanation : Salt Pile Is Eroding Sidewalk								
	Pavers/Stone	10%			2040	**			
	Parking/Driveway								
	Cast in Place Concrete	100%	Now	\$18,000	2044	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : At Broom Garage Other Observation, Extent : Moderate, Area Affected : 5% Location : At Salt Pile Entrance Explanation : Salt Pile Eroding Driveway								

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
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
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2051	**	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room I-116 And I-123 Intermediate Stairs Ground And First Floor									
Explanation : Multiple Services Eight 4,000 Ampere, Two 3,000 Ampere, Two 2,000 Ampere And Three 1,200 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2044	**	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Broome Garage, 2nd, 3rd And 4th Floor Mechanical And Electrical Room									
Explanation : Seven 118 Kilovolt-ampere, With A High Voltage Of 200/230 And A Low Voltage Of 460 Y/ 200 Each.									
Switchgear / Switchboard									
	Fused Disc Sw	70%			2051	**	5	\$1,300	
	Molded Case Bkrs	30%			2051	**	5	\$3,300	
Raceway									
	Conduit	100%			2051	**	1		
Panelboards									
	Fused Disc Sw	5%			2047	**	5	\$500	
	Molded Case Bkrs	95%			2047	**	5	\$10,500	
Wiring									
	Thermoplastic	100%			2051	**	1		
Motor Controllers									
	Locally Mounted	10%			2051	**	5	\$300	
	Motor Control Center	88%			2044	**	5	\$10,100	
	Variable Frequency Drive	2%			2048	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$6,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$129,100	
Lighting									
Interior Lighting									
	Fluorescent	30%			2036	**	10	\$115,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices, Hallway, Staircases, Electrical Closets And Locker Room									
	HID	65%			2036	**	10	\$8,900	
	LED	5%			2039	**			
Egress Lighting									
	Emergency, Battery	50%			2036	**	10	\$50,700	
	Exit, LED	5%			2066	**	1		
	Exit, Service	45%			2036	**	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
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									
	Exterior Lighting								
	HID	9%			2036	**	10	\$100	
	LED	1%			2039	**			
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	**	5	\$12,300	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2036	**	1	\$15,700	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2036	**	1-3	\$25,900	

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								
	Utility Steam	100%			2051	**	1		
Conversion Equipment									
	Heat Exchanger, Shell & Tube	60%			2040	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units Heat Exchangers Converts Utility Steam To Hot Water Used By Fan Coil Units And Unit Heaters							
	Pres. Reducing Valve/LP Steam	40%			2040	**	5	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Provides Direct Steam For Heating Units At Roof							
Distribution									
	Hot Wtr Piping/Pump	50%			2047	**	4	\$15,500	
	Steam Piping/Pump	50%			2051	**			

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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
Heating									
	Terminal Devices								
	Air Handler	45%			2036	**	1	\$116,800	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : See Cooling Terminal Units.							
	Fan Coil Unit/Heat	35%			2036	**	1	\$47,400	
	Unit Heater - Steam	20%	0-2	\$31,100	2036	**	4	\$7,700	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 2 Unit Heater							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Various Throughout							
		Explanation : 5 Unit Heaters Malfunctioning Due To Mechanical/electrical Defects.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Absorption	60%			2040	**	1	\$272,500	
	Chiller/Steam/HW								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building M4 Balcony							
		Explanation : Twelve 5 Ton Absorption Chillers R-ammonia. The Building Management System Malfunctioning And Air Conditioning Units Operate Manually.							
	Split Unit	5%			2036	**			
	No Component	35%							
Distribution									
	CW & CHW Wtr	60%			2051	**	4	\$18,600	
	Pipe/Pump								
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2036	**	1	\$51,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Rooftop Units Serving 4th Floor							
	Fan Coil - 4 Pipe	60%			2039	**	1	\$81,300	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$234,000	
Exhaust Fans									
	Interior	30%	0-2	\$46,400	2041	**	2	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Southwest Building, Buildings M4 And M7.							
		Explanation : Ventilation System Serving Buildings M7, M4 And Southwest Building Produces Either Too Hot Or Too Cold Air With No Ability To Properly Control The Units							
	Roof	70%			2036	**	2	\$9,000	
Plumbing									

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2051	**	1		
	Galvanized Steel	40%			2044	**	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$345,900	2051	**	4	\$41,500	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : 1 Unit With Leaking Coil. Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units Each With 600 Gallon Storage Tank.							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,271,700	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Clogged Floor Drain. Ponding On Second Floor Of Building M4 Due To Lack Of Drain Line/ Clogged Drain.							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Oil-water Separator And Sand Filter Require Maintenance.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025		4		
	Sewage Ejector(s)								
	Electric	100%			2036	**	4		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$25,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3 Units From Basement To 4th Floor							
		Explanation : 3 Units							
	Hydraulic	40%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$211,600	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$117,600	

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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
Fire Suppression									
	Fire Pump								
	Generic	100%			2040	* *	1	\$78,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Pump Sets							
Chemical System									
	Dry	50%			2029	\$14,400	1-3	\$2,000	
	Wet	50%			2029	\$14,400	1-3	\$2,300	

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 26-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$6,760,300	\$292,300
Interior Architecture	\$1,356,200	\$184,800
Electrical		\$336,100
Mechanical	\$78,000	\$780,400
Site Enclosure	\$75,600	
Site Pavements	\$124,000	
Total	\$8,394,100	\$1,593,600
Importance Code A	\$6,760,300	\$292,300
Importance Code B	\$1,257,700	\$1,301,200
Importance Code C	\$376,200	
Total	\$8,394,100	\$1,593,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,900			
Interior Architecture	\$49,500		\$4,500	\$1,200
Electrical	\$66,900		\$1,000	\$700
Mechanical	\$29,500	\$7,700	\$13,600	\$8,800
Site Pavements	\$9,300			
Total	\$159,100	\$7,700	\$19,100	\$10,600
Importance Code A	\$9,600	\$5,600	\$5,600	\$5,600
Importance Code B	\$118,800	\$2,100	\$11,300	\$5,000
Importance Code C	\$30,700		\$2,200	
Total	\$159,100	\$7,700	\$19,100	\$10,600



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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	\$281,200	LIFE	* *	5	\$46,800	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Crazing, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	Masonry: Brick	80%	Now	\$1,917,900	LIFE	* *	5	\$95,900	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 15%					
				Location : Throughout					
				Diagonal Cracks, Extent : Severe, Area Affected : 20%					
				Location : Corners					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Rusting Masonry Supt, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 10%					
				Location : Various Facades					
	Masonry: Granite	5%	Now	\$78,300	LIFE	* *	5	\$4,500	
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%					
				Location : Building Base					
	Metal Sect. OHD	10%	Now	\$248,100	2045	* *	5	\$18,700	
				Other Observation, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Explanation : Broken/ Missing Elements					
Windows									
	Aluminum	20%			2048	* *	5	\$7,900	
	Steel	80%	Now	\$1,814,600	2057	* *	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	\$56,800	LIFE	* *	5	\$10,400	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Coping					
				Crazing, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%					
				Location : Coping					
	Masonry: Brick	90%	Now	\$309,800	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%			2037	* *	10	\$27,500	
	Built-Up (BUR)	70%	Now	\$1,155,200	2042	* *			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	\$898,400	2062	* *			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	\$204,900	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	2%			2035	**	5	\$1,900		
Ceramic Tile	3%			2045	**	5	\$2,800		
	Recent Installation, Extent : N/A, Area Affected : 3%								
	Location : 2nd Floor Men And Women Locker Rooms								
Steel Plate	2%	Now	\$187,300	LIFE	**	1			
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Stairs								
	Uneven Surface, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
Vinyl Tile	10%			2032	\$87,300	3	\$4,600		
Not Accessible	35%								
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location :								
	Explanation : Incinerator Area Inaccessible. Hazardous Air Quality								
Interior Walls									
Ceramic Tile	5%			2045	**	5	\$4,400		
	Recent Replace Evident, Extent : N/A, Area Affected : 5%								
	Location : 2nd Floor Men And Women Bathroom								
Concrete Masonry Unit	10%	Now	\$21,400	LIFE	**	5	\$3,500		
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Office								
Masonry: Brick	30%	Now	\$225,800	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	\$74,700	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	\$231,200	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	\$432,300	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Garage Area							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Garage Area							
Plaster	10%	Now	\$26,900	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%			2042	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$75,600	2042	**			
	Loose Units, Extent : Moderate, Area Affected : 25%							
	Location : Archways At West 215 Street							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$124,000	2037	**			
	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%			2035	**			
Cast in Place Concrete	30%	Now	\$9,300	2037	**			
	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%			2032	\$40,900	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical And Boiler Room									
Explanation : One 800 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2032	\$189,000	5	\$1,500	
Raceway									
	Conduit	95%			2032	\$50,400	1		
	Conduit	5%			2052	**	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$5,400	5	\$100	
	Molded Case Bkrs	90%			2031	\$96,600	5	\$1,300	
	Molded Case Bkrs	5%			2048	**	5	\$100	
Wiring									
	Braided Cloth	75%	2-4	\$45,700	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2032	\$12,200	1		
	Thermoplastic	5%			2052	**	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$41,300	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,700	
Lighting									
Interior Lighting									
	Fluorescent	30%			2027	\$32,900	10	\$15,600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Offices And 2nd Floor									
	Fluorescent	10%			2037	**	10	\$5,200	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : New Locker Room									
	HID	30%			2027	\$38,300	10	\$600	
	LED	30%			2040	**			
Egress Lighting									
	Emergency, Battery	20%			2040	**	10	\$2,700	
	Emergency, Battery	30%			2027	\$17,000	10	\$4,100	
	Exit, LED	20%			2067	**	1		
	Exit, Service	30%			2027	\$2,100	1		
Exterior Lighting									
	HID	20%			2027	\$47,400	10		
	No Component	80%							
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2035	**	5	\$1,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$56,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Boiler Room</i>								
	<i>Explanation : 1 Unit</i>								
	Distribution								
	Steam Piping/Pump	100%	Now	\$78,000	2032	\$260,100			
	<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Throughout</i>								
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : 1st Floor Central Garage</i>								
	<i>Explanation : Low Steam Pressure To The New Section At The Central Garage.</i>								
	Terminal Devices								
	Convactor/Radiator	20%			2030	\$63,000	1	\$3,700	
	Unit Heater - Steam	15%	Now	\$3,200	2027	\$31,500	4	\$800	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : 2nd Floor Locker Room</i>								
	Unit Heater - Steam	10%			2037	* *	4	\$500	
	No Component	55%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Split Unit	5%			2037	* *			
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
	<i>Location : 2nd Floor</i>								
	<i>Explanation : 2nd Floor Female Supervisor Locker Room</i>								
	Window/Wall Unit	5%			2025	\$6,100	1		
	No Component	90%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2040	* *	1	\$900	
	No Component	95%							
	Heat Rejection								
	Evaporative Condenser	5%			2040	* *	2	\$2,000	
	No Component	95%							
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2037	* *	2	\$200	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2042	* *	1		
	Galvanized Steel	70%	Now	\$18,100	2030	\$180,700	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

** 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
Plumbing	Water Heater								
	Gas Fired	100%			2030	\$35,900	2	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
Generic	100%								
Fire Suppression	Standpipe								
	Generic	100%			2032	\$245,100	1-5	\$29,700	

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 14-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Mez
Block : 670 **Lot** : 50 **BIN** : 1012267

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,021,700	\$351,400
Interior Architecture	\$2,934,800	\$348,900
Electrical		\$977,300
Mechanical	\$128,600	\$331,900
Total	\$5,085,000	\$2,009,500
Importance Code A	\$2,021,700	\$351,400
Importance Code B	\$3,009,700	\$1,604,400
Importance Code C	\$53,700	\$53,700
Total	\$5,085,000	\$2,009,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture	\$131,500			\$3,400
Electrical	\$13,900	\$10,100	\$12,800	\$10,900
Mechanical	\$46,300	\$29,500	\$47,500	\$27,500
Site Pavements	\$16,500			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$220,200	\$51,500	\$72,200	\$53,600
Importance Code A	\$10,100	\$10,100	\$10,100	\$10,100
Importance Code B	\$154,100	\$41,300	\$62,100	\$43,500
Importance Code C	\$56,000			
Total	\$220,200	\$51,500	\$72,200	\$53,600



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
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									
Exterior Walls									
	Masonry: Brick Cavity	55%	Now	\$173,300	LIFE	* *	5	\$83,600	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : West Street Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : West Street Facade								
	Metal Panel	10%			2052	* *	5-10	\$104,600	
	Metal Sect. OHD	10%	Now	\$524,800	2052	* *	5	\$23,800	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
	Location : 12th Avenue Facade								
	Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
	Location : Doors On East And West Facades								
	Deformed/Dented, Extent : Severe, Area Affected : 25%								
	Location : Base Of Doors On East And West Facades								
	Weathering Steel	5%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rooftop Ramp								
	Explanation : Component Actually Structural Beams								
	Window Wall	20%			2052	* *	5	\$114,100	
Windows									
	Aluminum	40%	0-2	\$63,100	2040	* *	5	\$3,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Offices And Meeting Areas Overlooking West Street								
	Metal Louvers	60%			2035	* *	10	\$63,800	
Parapets									
	Masonry: Brick Cavity	95%	Now	\$78,200	LIFE	* *	5	\$15,300	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Planters								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : At Control Joints								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Planters								
	Metal Panel	5%			2052	* *	5	\$3,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP
Asset # : 4517

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	\$998,600	2042	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
	Location : West Side Of Building								
	Expansion Joint 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%			2049	**	10	\$77,700	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Paver: Asphalt	10%	Now	\$119,900	2047	**			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, Planters								
Soffits									
	Alum/Vinyl Siding	100%			2052	**	10	\$3,500	
Interior									
Floors									
	Asphalt Poured	20%	Now	\$16,300	2037	**	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								
	Cast in Place Concrete	50%	Now	\$310,200	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%	Now	\$57,800	2035	**	5	\$27,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : 2nd Floor Mens Toilet Room								
	Vinyl Tile	10%	4+	\$12,700	2037	**	3	\$10,100	
	Uneven Substrate, Extent : Severe, Area Affected : 2%								
	Location : 1st Floor Conference Room								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	6%	4+	\$7,000	2041	**	5	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Mens Toilet On 2nd Floor									
	Concrete Masonry Unit	70%			LIFE	**	5	\$107,300	
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	\$5,800	
	Gypsum Board	15%			LIFE	**	5-10	\$48,900	
	Masonry: Brick	5%			LIFE	**	10	\$2,900	
	Metal Coiling Doors	2%	4+	\$9,900	2048	**	5	\$9,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Sensors, Shoes									
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+	\$48,300	2037	**	5	\$27,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout 1st And 3rd Floor Offices									
	Exposed Struc: Steel	80%	Now	\$2,513,100	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	\$13,400	2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : West 26th Street									
	Pavers/Stone	5%	Now	\$1,500	2035	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : West Street Walkways									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$1,700	2045	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stair Joints On West 26th Street									

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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									
Service Equipment									
	Fused Disc Sw	100%			2042	**	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three Main Service Disconnect Switches Rated At One 4,000 Amperes And Two 2,500 Amperes									
Transformers									
	Dry Type	100%			2037	**	5	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical And Mechanical Room									
Explanation : One 75 Kilovolt Ampere And One 30 Kilovolt Ampere, 480 High Voltage - 208/120 Low Voltsage									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2042	**	5	\$900	
Raceway									
	Conduit	100%			2042	**	1		
Panelboards									
	Fused Disc Sw	5%			2040	**	5	\$200	
	Molded Case Bkrs	95%			2040	**	5	\$5,100	
Wiring									
	Thermoplastic	100%			2042	**	1		
Motor Controllers									
	Locally Mounted	20%			2037	**	5	\$300	
	Motor Control Center	75%			2037	**	5	\$4,200	
	Variable Frequency Drive	5%			2049	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$6,000	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	**	1	\$63,100	
Lighting									
Interior Lighting									
	Fluorescent	30%			2037	**	10	\$56,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Repair Shop									
	Fluorescent	40%			2037	**	10	\$75,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	HID	30%			2037	**	10	\$2,000	
Egress Lighting									
	Emergency, Battery	50%			2032	\$152,900	10	\$24,800	
	Exit, Service	50%			2032	\$12,600	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
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

Lighting

Exterior Lighting

HID	10%			2032	\$85,600	10	\$100	
LED	10%			2040	* *			
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	20%			2032	\$137,200	1	\$15,300	

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

Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%			2032	\$469,700	1-3	\$26,100	

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

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%			2042	* *	1		

Conversion Equipment

Furnace	80%			2037	* *	1	\$81,200	

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

Hot Water Boiler	20%			2037	* *	1	\$20,300	

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

Distribution

Hot Wtr Piping/Pump	20%			2040	* *	4	\$3,000	
No Component	80%							

Terminal Devices

Convactor/Radiator	10%			2037	* *	1	\$6,600	
Unit Heater - Steam	10%			2032	\$75,900	4	\$2,800	
No Component	80%							

Air Conditioning

Energy Source

Electricity	100%			2048	* *	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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	100%			2037	**	2	\$12,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 14 Rooftop Package Units Refrigerant 410 A							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$181,200	
	Exhaust Fans								
	Interior	10%			2032	\$75,600	2	\$600	
	Roof	90%			2037	**	2	\$5,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater								
	Gas Fired	40%			2031	\$51,800	2	\$1,200	
	Gas Fired	60%	0-2	\$77,700	2032	\$77,700	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%			2037	**	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%			2052	**	1-5	\$103,500	
	Sprinkler								
	Generic	100%			2042	**	1-2	\$57,500	

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
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

Fire Suppression

Fire Pump

Generic

100%

0-2

\$6,800

2041

* *

1

\$34,500

Leak Evident, Extent : Severe, Area Affected : 5%

Location : Basement. Fire Pump Leaking At Gasket

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

Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : NORTH SHORE MARINE TRANSFER STAT
Address : 120-15 31ST AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0010.000 / 14999 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 110,210 **Project Type** : SANITATION
Date of Survey : 01-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Mez
Block : 4346 **Lot** : 46 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$167,900	\$376,900
Interior Architecture	\$120,000	\$376,800
Mechanical		\$69,600
Total	\$288,000	\$823,300
Importance Code A	\$167,900	\$376,900
Importance Code B	\$120,000	\$383,500
Importance Code C		\$62,800
Total	\$288,000	\$823,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$61,900			
Interior Architecture	\$49,100	\$11,800		
Electrical	\$18,100	\$17,100	\$15,100	\$22,000
Mechanical	\$57,000	\$17,500	\$13,000	\$20,500
Site Enclosure	\$30,900			
Total	\$217,000	\$46,500	\$28,100	\$42,500
Importance Code A	\$62,700	\$1,800	\$800	\$1,800
Importance Code B	\$93,200	\$39,400	\$27,300	\$40,700
Importance Code C	\$61,100	\$5,200		
Total	\$217,000	\$46,500	\$28,100	\$42,500



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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
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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, Corrugated	55%			2057	**	1		
	Metal Sect. OHD	4%	Now	\$17,000	2044	**	5	\$7,700	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Loading Floor							
		Explanation : Loading Floor Overhead Door Is Too Low For Trucks							
	Metal Coiling Doors	1%	0-2	\$7,700	2036	**	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Container Lidding Area							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Container Lidding Area							
		Explanation : Synthetic Canvas							
	Pre-Cast Concrete	30%	0-2	\$27,000	LIFE	**	5	\$120,000	
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : At East And West Facades							
		Explanation : Base Perimeter Flashing Missing And Loose							
	Window Wall	10%			2057	**	5	\$46,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Polycarbonate And Steel Components							
Windows									
	Aluminum	60%	Now	\$88,400	2053	**	5	\$9,500	
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : South Facade In Operations Room							
		Explanation : Water Infiltration Through Window From Roof Area During High Rain							
	Metal Louvers	40%			2044	**	10	\$79,500	
Parapets									
	Metal Rail	25%			2048	**	5-10	\$26,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South Roof Elevation							
		Explanation : No Access.							
	No Component	75%							
Roof									
	Metal Panel	100%			2048	**	10	\$256,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : No Access.							
		Metal Standing Seam Roof.							
Soffits									
	Aluminum Sunshades	60%			2040	**	10	\$19,100	
	Metal, Corrugated	40%			2051	**	1		

Interior

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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	50%	Now	\$19,000	LIFE	**	5	\$180,400	
	Drains Clogged, Extent : Severe, Area Affected : 60% Location : Loading Floor And Lower Lidding Area Recent Replace Evident, Extent : N/A, Area Affected : 25% Location : Loading Area								
	Cast in Place Concrete	37%			LIFE	**	5	\$133,500	
	Paint Peeling, Extent : Moderate, Area Affected : 5% Location : Mezzanine And Pier Floor Other Observation, Extent : Light, Area Affected : 100% Location : Pier Floor, Mezzanine Level, Offices, Lunch Room And Mechanical Spaces Explanation : Epoxy Coated								
	Ceramic Tile	8%			2044	**	5	\$13,200	
	Steel Grating	5%			2057	**	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Lidding Room And Mezzanine Above Lidding Area Explanation : Metal Catwalk								
Interior Walls									
	Cast in Place Concrete	10%	4+	\$29,300	LIFE	**			
	Paint Peeling, Extent : Light, Area Affected : 1% Location : Lower Lidding Area								
	Ceramic Tile	5%			2044	**	5	\$10,500	
	Concrete Masonry Unit	75%			LIFE	**	5	\$62,800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Stairwell And Loading Office Explanation : Location								
	SGFT/Glazed Masonry	8%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : Corridors, Lunchroom And Offices Explanation : Location								
	Steel Plate	2%	0-2	\$900	LIFE	**	5	\$2,500	
	Other Observation, Extent : Moderate, Area Affected : 10% Location : Loading Floor Explanation : Panels Loose								

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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	20%			LIFE	**	5	\$5,100	
	Exposed Struc: Steel	65%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mezzanine, Loading And Pier Level							
		Explanation : Corrugated Metal Deck And Structural Steel							
	Gypsum Board	5%			LIFE	**	5	\$10,200	
	Metal Panel	10%	Now	\$120,000	LIFE	**	5	\$20,300	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : Mens Toilet 302 And Loading Level Office							
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Panels Are Constantly Removed Due To No Access Panels In Ceilings							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	10%			2048	**	5-10	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North And East Walkway							
		Explanation : Railing At Building Perimeter							
	Exposed Struc: Steel	78%	0-2	\$27,900	LIFE	**			
		Recent Repair Evident, Extent : N/A, Area Affected : 1%							
		Location : Three Driveway Metal Fence Panels							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Driveway							
		Explanation : Metal Grille Fence Above Concrete Railing.							
		Wind Has Caused Three Panels To Fall.							
	Exposed Struc: Steel	2%	Now	\$700	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Entrance Gates To Driveway							
		Explanation : Entry Swing Gates Not Operable							
	No Component	10%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : West And South Building Perimeter							
		Explanation : No Railing							
	Free Standing Walls								
	Cast in Place Concrete	100%			2075	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	95%			2048	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter And Driveway							
		Explanation : Pier Level At Building							
	Pavers/Stone	5%			2044	**			

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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%

2044

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Driveway From 31st Avenue**Explanation : Driveway To Building*

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%

2057

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.*

Transformers

Dry Type

100%

2048

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical And HVAC Rooms**Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One 37.5 Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.*

Switchgear / Switchboard

Air Circuit Breaker

100%

2057

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Six Vertical Sections Of Low Voltage Power Circuit Breakers.*

Raceway

Conduit

100%

2057

* *

1

Panelboards

Fused Disc Sw

70%

2053

* *

5

\$1,800

Molded Case Bkrs

30%

2053

* *

5

\$900

Wiring

Thermoplastic

100%

2057

* *

1

Motor Controllers

Locally Mounted

2%

2048

* *

5

Motor Control Center

98%

2048

* *

5

\$2,900

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Fire Pump Room**Explanation : Electrically Grounded Through The Main Water Pipe.*

Stand-by Power

Transfer Switches

Automatic

100%

2048

* *

1

\$33,900

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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%			2044	* *	1	\$42,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Left Side Of The Building							
		Explanation : Emergency Generator Rated At 375 Kilowatts.							
Batteries									
	Lead/Acid	100%			2026	\$1,700	5	\$4,100	
Fuel Storage									
	Main Tank	100%			2066	* *	5	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Left Side Of The Building							
		Explanation : 1350 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	HID	60%			2039	* *	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garbage Dumping Areas							
		Explanation : High Intensity Discharge Lights.							
	LED	40%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms, Electrical And Mechanical Rooms							
		Explanation : LED Lights							
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2066	* *	5	\$3,200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2039	* *	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Garbage Dumping Areas And Driveways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$67,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throuhgout The Building							
		Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells, Smoke Detectors							

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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%			2057	**	1		
	Natural Gas	20%			2057	**	1		
	No Component	75%							
Conversion Equipment									
	Furnace	15%			2036	**	1	\$8,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Pier Level Fan Room							
		Explanation : 4 Units In Fan Room For Staff Resting Area, 1 Unit For Control Office							
	Radiant Heater	5%			2036	**	2	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Loading Floor Mechanical Shop							
		Explanation : 6 Electrical Radiant Heaters							
	Radiant Heater	5%			2036	**	2	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lidding Area							
		Explanation : 6 Gas Fire Units							
	No Component	75%							
Terminal Devices									
	Air Handler	15%			2036	**	1	\$10,200	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	15%			2036	**	1	\$7,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Of The Main Office							
		Explanation : R-410a Refrigerant							
	Exterior Pkg Unit - Cooling	5%			2036	**	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Of The Main Office							
		Explanation : R-410a Refrigerant							
	Split Unit	5%			2036	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Of The Main Office							
		Explanation : 2 Units, R-410a Refrigerant							
	No Component	75%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2036	**	1	\$10,200	
	Fan Coil - 2 Pipe	5%			2036	**	1	\$1,800	
	No Component	80%							

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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	20%			2036	* *	2	\$15,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork Stainless Steel	100%			LIFE	* *			
	Exhaust Fans								
	Interior	100%			2036	* *	2	\$3,400	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : There Is Too Much Dust Fill Out The Facility Causing Blockage To All The Filters Of Ventilation Equipment, Consequently Reducing The Efficiency Of The System.								
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2057	* *	1		
	Galvanized Steel	30%			2048	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$69,600	2	\$1,600	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$41,700	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 15% Location : Loading Area And Lower Level Of Pier Area.								
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Submersible	100%			2026	\$3,900	4	\$2,300	
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$6,600	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$6,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2057	* *	1-5	\$55,600	
	Sprinkler								
	Generic	100%			2057	* *	1-2	\$30,900	
	Fire Pump								
	Generic	100%			2044	* *	1	\$20,600	

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$3,697,300	\$132,800
Interior Architecture	\$763,400	\$186,400
Electrical	\$79,200	\$1,410,600
Mechanical		\$204,000
Total	\$4,540,000	\$1,933,900
Importance Code A	\$3,697,300	\$132,800
Importance Code B	\$740,500	\$1,801,100
Importance Code C	\$102,200	
Total	\$4,540,000	\$1,933,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$2,700		\$2,000	
Interior Architecture	\$13,100		\$700	
Electrical	\$6,900	\$5,600	\$5,300	\$6,800
Mechanical	\$22,400	\$6,200	\$15,000	\$6,200
Site Pavements	\$47,700			
Total	\$92,800	\$11,800	\$23,000	\$13,000
Importance Code A	\$6,600	\$4,100	\$5,900	\$3,900
Importance Code B	\$35,000	\$7,700	\$17,100	\$9,000
Importance Code C	\$51,200			
Total	\$92,800	\$11,800	\$23,000	\$13,000



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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
Exterior									
Exterior Walls									
	Concrete Masonry Unit	80%	Now	\$148,200	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 Joint Failure, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Coiling Doors	15%	0-2	\$191,500	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	\$2,700	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	\$450,300	LIFE	* *	5	\$17,700	1
	Expansion Joint 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	\$68,800	LIFE	* *	5	\$10,900	1
	Joint 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								

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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
Exterior									
Roof									
	Built-Up (BUR)	95%	Now	\$2,838,500	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	\$900	
Interior									
Floors									
	Cast in Place Concrete	53%			LIFE	**	5	\$135,400	
	Cast in Place Concrete	20%	Now	\$53,700	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	\$102,200	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	**			

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%	Now	\$156,500	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+	\$451,000	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Garage							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage							
	Gypsum Board	2%	Now	\$2,600	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+	\$47,700	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	\$2,800	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$54,000	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	\$10,300	1		
	Panelboards								
	Fused Disc Sw	5%			2028	\$1,700	5	\$100	
	Molded Case Bkrs	95%			2028	\$31,400	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2029	\$22,600	1		
	Motor Controllers								
	Locally Mounted	25%			2027	\$15,900	5	\$100	
	Motor Control Center	75%			2027	\$11,000	5	\$1,600	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$76,500	10	\$29,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Offices, 2nd Floor							
	Fluorescent	40%			2029	\$76,500	10	\$29,000	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Main Garage							
	HID	20%			2029	\$142,700	10	\$500	
	Egress Lighting								
	Emergency, Battery	30%			2029	\$38,500	10	\$6,200	
	Exit, Service	70%			2029	\$18,000	1		
	Exterior Lighting								
	HID	30%			2029	\$98,900	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	Now	\$79,200	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	\$904,100	1-3	\$50,200	
		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	\$800	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	10%	0-2	\$2,200	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	\$152,900	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit In Garage							
	Ext Pkg Unit - Heating/Cooling	5%			2029	\$51,200	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	\$49,900	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	\$12,000	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	\$20,800	1	\$4,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	**	1-2	\$22,100	

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,159,200	\$58,200
Interior Architecture	\$434,300	\$360,900
Electrical	\$1,502,500	\$260,900
Mechanical	\$516,000	\$526,900
Site Pavements	\$338,800	
Total	\$4,950,900	\$1,206,800
Importance Code A	\$2,354,600	\$58,200
Importance Code B	\$2,184,100	\$1,148,600
Importance Code C	\$412,100	
Total	\$4,950,900	\$1,206,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$40,300			
Interior Architecture	\$43,600	\$10,900	\$25,900	
Electrical	\$41,600	\$7,400	\$76,400	\$8,000
Mechanical	\$55,200	\$9,800	\$19,800	\$10,300
Site Enclosure	\$600			
Site Pavements	\$11,100			
Total	\$192,500	\$28,000	\$122,100	\$18,300
Importance Code A	\$63,600	\$5,000	\$5,000	\$5,000
Importance Code B	\$97,100	\$12,600	\$117,100	\$13,400
Importance Code C	\$31,700	\$10,500		
Total	\$192,500	\$28,000	\$122,100	\$18,300



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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	\$241,000	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	\$4,800	
	Window Wall	5%	Now	\$19,800	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	\$5,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Parapet Wall								
	Masonry: Brick Cavity	48%			LIFE	**	5	\$4,800	
	Pre-Cast Concrete	2%			LIFE	**	5	\$1,300	
Roof									
	Built-Up (BUR)	95%	Now	\$1,790,100	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	\$128,100	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	\$224,100	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	\$147,600	5	\$6,800		
Terrazzo	5%	4+	\$19,300	LIFE	**	5	\$5,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Entry Stair Treads									
Vinyl Tile	2%			2030	\$28,200	3	\$1,100		
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	\$73,300	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	**				
Ceramic Tile	10%			2039	**	5	\$21,000		
Concrete Masonry Unit	20%	Now	\$20,600	LIFE	**	5	\$16,800		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : At Second Floor Ramp Pilaster Bases									
Gypsum Board	10%			LIFE	**	5	\$12,600		
Masonry: Brick	5%			LIFE	**				
SGFT/Glazed Masonry	40%			LIFE	**				

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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	\$67,000	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	**			
	Exposed Struc: Steel	10%	Now	\$69,800	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	\$18,800	
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	\$11,100	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Parking Area							
	Parking/Driveway								
	Asphalt	70%	0-2	\$165,100	2039	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Parking Area							
	Cast in Place Concrete	30%	0-2	\$173,700	2043	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Ponding, Extent : Moderate, 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

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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	\$2,800	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	\$81,000	2060	* *	5	\$200	
	Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Switchgear Board Electrical Room In Basement								
Raceway									
	Conduit	95%			2030	\$15,700	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	\$2,500	5	\$100	
	Molded Case Bkrs	10%	2-4	\$5,000	2055	* *	5	\$100	
	Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor Garage, Basement Garage, And Electrical Room								
	Molded Case Bkrs	85%			2029	\$42,100	5	\$2,200	
Wiring									
	Thermoplastic	100%			2030	\$36,100	1		
Motor Controllers									
	Locally Mounted	30%			2028	\$31,000	5	\$200	
	Motor Control Center	70%			2028	\$16,600	5	\$1,900	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,500	LIFE	* *	5	\$1,500	
	Corroded, Extent : Moderate, Area Affected : 100%								
	Location : Water Main In Basement								
Stand-by Power									
	Transfer Switches								
	Manual	100%			2030	\$9,800	5	\$400	
Lighting									

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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	\$189,200	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	\$24,300	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	\$4,900	10	\$1,800		
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : 1st And 2nd Floor Lobby By The Stairs								
HID	10%			2025	\$90,500	10	\$300		
Egress Lighting									
Emergency, Battery	20%			2025	\$29,900	10	\$4,800		
Exit, Service	80%			2025	\$23,900	1			
Exterior Lighting									
HID	25%			2025	\$104,600	10	\$100		
HID	5%	Now	\$20,900	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	\$50,300	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	\$1,147,100	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity		5%		2040	* *	1		
Natural Gas		95%		2050	* *	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 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	\$19,500	2025	\$195,400	1	\$35,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Rooftop Units Are Out Of Service Frequently And Not Energy Efficient							
	Hot Water Boiler	20%			2043	**	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Boiler Room							
		Explanation : 1 Gas Fired Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	20%			2038	**	4	\$1,000	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	15%			2028	\$83,300	1	\$4,900	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Entry							
	Fan Coil Unit/Heat	5%			2025	\$77,700	1	\$1,600	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$13,000	2030	\$259,800	2	\$1,000	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Rooftop Unit 2 Has No Heating							
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : 3 Package Units On The Roof							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	0-2	\$191,200	LIFE	**	2-5	\$11,200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Faulty Air Intake, Extent : Moderate, Area Affected : 100%							
		Location : At Fresh Air Intake Points							
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$44,700	

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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	\$120,600	2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Larger Size Roof Fans							
	Roof	30%			2025	\$51,700	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	\$38,000	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	\$25,300	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 New Unit							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$15,200	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	\$3,500	2025	\$3,500	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 : One 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Dry	1%			2025	\$300	1-3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Garage							
		Explanation : On Top Of Gas Refill Station							
	No Component	99%							

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 16-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2361 **Lot** : 151 **BIN** : 4462505

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$7,529,100	\$275,000
Interior Architecture	\$2,951,800	\$237,300
Electrical	\$101,700	\$1,834,900
Mechanical	\$278,700	\$290,000
Site Pavements	\$456,500	
Total	\$11,317,700	\$2,637,200
Importance Code A	\$7,529,100	\$275,000
Importance Code B	\$2,048,800	\$2,362,200
Importance Code C	\$1,739,800	
Total	\$11,317,700	\$2,637,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$115,000			
Interior Architecture	\$30,500			\$6,100
Electrical	\$10,500		\$1,700	\$800
Mechanical	\$19,700	\$5,500	\$11,300	\$5,500
Total	\$175,700	\$5,500	\$12,900	\$12,300
Importance Code A	\$121,400			
Importance Code B	\$26,000	\$5,500	\$12,900	\$12,300
Importance Code C	\$28,300			
Total	\$175,700	\$5,500	\$12,900	\$12,300



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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	\$106,800	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	\$1,428,800	LIFE	**	5	\$42,900	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Bulkheads							
		Joint 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	\$571,500	LIFE	**	5	\$85,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Door Openings							
		Joint 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 And Control Tower							
	Masonry: Granite	5%	Now	\$112,000	LIFE	**	5	\$6,400	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Office Entry							
		Explanation : Material Actually Terrazo Panels							
	Metal Coiling Doors	4%	0-2	\$86,000	2037	**	5	\$10,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	6%			2037	**	5	\$32,100	
	Pre-Cast Concrete	5%	Now	\$62,600	LIFE	**	5	\$27,900	
		Joint 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 : Vegetation 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	\$2,400	2035	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Steel	97%	Now	\$1,352,700	2057	* *	5	\$146,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Garage, Crane Floor And Tower							
		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	\$149,300	LIFE	* *	5	\$5,900	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Corners							
		Horizontal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Joint 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	\$19,000	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Coping							
	Pre-Cast Concrete	43%			LIFE	* *	5	\$63,300	

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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)	45%	Now	\$790,500	2042	**			
		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							
	Modified Bitumen	40%	4+	\$35,100	2040	**			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : 3rd Floor Roof							
	Skylight, Metal/Glass	15%	Now	\$2,868,900	2062	**			
		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							
Soffits									
	Cast in Place Concrete	100%	Now	\$26,900	LIFE	**	5	\$21,600	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Front Entry Canopy							
Interior									
Floors									
	Cast in Place Concrete	78%	Now	\$374,000	LIFE	**	5	\$237,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement, Garage Area And Boiler Room							
	Ceramic Tile	5%			2041	**	5	\$7,000	
	Terrazzo	2%			LIFE	**	5	\$4,300	
	Vinyl Tile	15%	Now	\$196,000	2042	**	3	\$7,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Offices							
		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%	0-2	\$444,000	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
	Concrete Masonry Unit	29%	0-2	\$226,000	LIFE	**	5	\$18,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell							
	Gypsum Board	1%	2-4	\$100	LIFE	**	5	\$1,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%							
		Location : 1st Floor Corridor							
	Plaster	10%	Now	\$28,200	LIFE	**	5	\$4,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	SGFT/Glazed Masonry	40%	Now	\$815,300	LIFE	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Interior Window Sills In Garage Area							
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Garage Area							
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$55,900	2037	**	5	\$10,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Exposed Concrete	85%	Now	\$840,600	LIFE	**	5	\$18,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Boiler Room and Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Boiler Room							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2042	**			
Retaining Walls									
	Cast in Place Concrete	100%			2067	**			
Site Pavements									

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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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$202,000	2052	* *			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 53rd Avenue</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 53rd Avenue</i>								
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : 53rd Avenue</i>								
<i>Explanation : Patched With Asphalt</i>								

Parking/Driveway
Asphalt

Asphalt	70%	Now	\$124,000	2035	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Salt Pile</i>								
Cast in Place Concrete	30%	Now	\$130,500	2037	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway And Ramps</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Driveway</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway And Ramps</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%			2032	\$43,400	5	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room. 2nd Floor</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								

Transformers

Dry Type	100%			2030	\$17,500	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 300 Kilovolt Ampere 480/277volts Primary - 208/120volts Secondary</i>								

Switchgear / Switchboard

Molded Case Bkrs	70%			2032	\$170,100	5	\$1,700	
Molded Case Bkrs	30%			2042	* *	5	\$700	

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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									
Raceway									
	Conduit	90%			2032	\$96,000	1		
	Conduit	10%			2042	* *	1		
Panelboards									
	Fused Disc Sw	10%			2031	\$13,200	5	\$200	
	Fused Disc Sw	5%			2040	* *	5	\$100	
	Molded Case Bkrs	55%			2031	\$72,700	5	\$1,300	
	Molded Case Bkrs	30%			2040	* *	5	\$700	
Wiring									
	Braided Cloth	60%	2-4	\$101,700	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2042	* *	1		
	Thermoplastic	30%			2032	\$50,800	1		
Motor Controllers									
	Locally Mounted	5%			2037	* *	5		
	Locally Mounted	15%			2030	\$219,800	5	\$100	
	Motor Control Center	80%			2030	\$1,172,100	5	\$2,000	
Ground									
Grounding Devices									
	Generic	100%	Now	\$10,500	LIFE	* *	5	\$1,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
Interior Lighting									
	Fluorescent	30%			2040	* *	10	\$25,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Hallways And Locker Rooms							
	HID	65%			2037	* *	10	\$2,000	
	Incandescent	5%			2027	\$53,400	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$11,200	
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	HID	100%			2037	* *	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								
	Interruptible Gas/Dual Fuel	100%			2042	* *	1		

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

DEPARTMENT OF SANITATION - 827
QUEENS 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									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$6,400	2035	* *	5	\$2,800	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Garage							
Distribution									
	Central Plant Steam Piping/Pmp	100%	0-2	\$81,400	2042	* *	4	\$4,600	
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : 10 Inch Diameter Of Approximately 12 Feet Piping Is Leaking Stream							
Terminal Devices									
	Convactor/Radiator	70%	Now	\$144,100	2037	* *	1	\$18,900	
		On Extended Life, Extent : Severe, Area Affected : 90%							
		Location : Throughout							
	Unit Heater - Steam	30%			2037	* *	4	\$2,600	
		Damaged, Extent : Severe, Area Affected : 60%							
		Location : Condensate Return Is Leaks, Rejects Raw Steam 1st And 2nd Floors							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%			2037	* *	2	\$1,100	
	Window/Wall Unit	10%			2027	\$20,000	1		
	No Component	70%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2037	* *	1	\$3,000	
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : New Fan Coil Units Has Replaced In The 1st Floor Garage							
	No Component	90%							
Heat Rejection									
	Dry Cooler	10%			2032	\$15,700	2	\$6,500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%	Now	\$53,200	LIFE	* *	2-5	\$31,100	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
	No Component	40%							
Exhaust Fans									
	Interior	60%			2027	\$205,300	2	\$1,700	
	Wall Unit	40%			2027	\$13,700	2	\$1,100	
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Garage Ventilation Is Not Working, 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
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
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2049	* *	1		
	Water Heater								
	Electric	100%			2027	\$84,700	4	\$800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$3,300	4	\$2,900	
		Controller Not Working, Extent : Severe, Area Affected : 100%							
		Location : Malfunctioning Pneumatic System							
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$5,700	
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2058	* *	1-5	\$23,400	
	Sprinkler								
	No Component	90%							
	Generic	10%			2052	* *	1-2	\$2,600	

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 09-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 15980 **Lot** : 100 **BIN** : 4616024

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$286,200	\$253,200
Total	\$286,200	\$253,200
Importance Code A	\$286,200	\$253,200
Total	\$286,200	\$253,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$49,800			\$2,600
Interior Architecture	\$60,500		\$13,700	\$7,000
Electrical	\$26,200	\$7,700	\$5,600	\$33,000
Mechanical	\$34,500	\$10,100	\$17,800	\$17,100
Site Enclosure	\$27,700			
Site Pavements	\$48,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$250,600	\$21,800	\$41,100	\$63,600
Importance Code A	\$73,800	\$2,000	\$4,000	\$4,800
Importance Code B	\$85,100	\$19,800	\$32,700	\$58,800
Importance Code C	\$91,800		\$4,400	
Total	\$250,600	\$21,800	\$41,100	\$63,600



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

DEPARTMENT OF SANITATION - 827
QUEENS 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
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$22,500	
	Metal Panel	10%	Now	\$9,500	2051	**	5	\$22,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Bulkhead									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Bulkhead									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Bulkhead									
Explanation : Aluminum Panel Cladding System									
	Metal Sect. OHD	15%	4+	\$31,000	2036	**	5	\$28,100	
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Pre-Cast Concrete	65%			LIFE	**	5	\$253,200	
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Entry Facade									
Windows									
	Aluminum	95%			2047	**	5	\$37,300	
	Metal Louvers	5%	4+	\$1,300	2040	**			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout Exterior									
Explanation : Dusty And Grimey									
Parapets									
	Concrete Masonry Unit	35%			LIFE	**	5	\$5,300	
	Metal/Glass Curt Wall	10%			2051	**	5	\$5,200	
	Pre-Cast Concrete	15%	Now	\$8,000	LIFE	**	5	\$12,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Under Coping Stone, Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Building									
Explanation : Coping Stone									
	Pre-Cast Concrete	35%			LIFE	**	5	\$29,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Face Of Parapet									
Explanation : Precast Concrete Panals									
	No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Bulkhead									
Explanation : No Parapet									

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 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
Exterior								
Roof								
Modified Bitumen	85%	Now	\$140,300	2036	**			
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Main Roof							
	Debris Present, Extent : Moderate, Area Affected : 10%							
	Location : All Roofs							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%							
	Location : Bulkhead							
Skylight, Plastic	13%	Now	\$145,900	2044	**	1		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Various Locations Throughout Main Roof							
Sloped Glazing	2%			LIFE	**	5	\$29,300	
Soffits								
Metal Panel	100%			2051	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,300	
Ceramic Tile	20%			2040	**	5	\$18,600	
	Worn/Eroded, Extent : Light, Area Affected : 25%							
	Location : Corridors Throughout							
Sheet Vinyl/Rubber	10%			2036	**	5	\$13,900	
Traffic Topping	60%	Now	\$38,200	2036	**	5	\$34,800	
	Ponding, Extent : Severe, Area Affected : 5%							
	Location : Water Drainage Clogging At North East Corner Of Garage							
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	10%			2040	**	5	\$8,700	
Concrete Masonry Unit	15%	4+	\$16,100	LIFE	**	5	\$5,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
	Location : Lounge Room On First And Second Floors And Lobby Corridor							
	Vandalism, Extent : Moderate, Area Affected : 5%							
	Location : Scratches And Scuff Marks From Chairs In Lounge Room On First And Second Floors. Scratches And Scuff Marks In Lobby Corridor.							
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Glazed Ceramic Panel	5%			LIFE	**			
SGFT/Glazed Masonry	48%			LIFE	**			

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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									
	Ceilings								
	AcousTileSusp.Lay-In	15%	Now	\$6,200	2044	* *	5	\$7,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Mens Locker Room							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Offices Throughout							
	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	
Site Enclosure									
	Fence/Gates								
	Chain Link	5%	Now	\$1,800	2051	* *			
		Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : Rear, Facing Water							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear, Facing Water							
		Explanation : Chain Link Was A Temporary Fence For Missing Iron Picket Fence							
	Iron Picket	95%	Now	\$25,900	2066	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 7%							
		Location : Perimeter Facing Water							
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Rear Perimeter Fence Behind Salt Shed							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Facing Water							
Free Standing Walls									
	Cast in Place Concrete	100%			2066	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Salt Shed							
		Explanation : Cast Concrete							
Retaining Walls									
	Cast in Place Concrete	100%			2066	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Salt Shed							
		Explanation : Exterior Walls							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%			2044	* *			
	Cast in Place Concrete	10%			2044	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At Front Entrance And Walkways Facing Water							
		Explanation : Stamped Concrete For Decorative Pattern							

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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

Site Pavements

Parking/Driveway
Asphalt

100% 2-4 \$48,000 2040 * *

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Sinking/Subsiding, Extent : Light, Area Affected : 2%

Location : 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

Air Circuit Breaker

100% 2051 * * 5 \$300

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

Location : Electrical Room

Explanation : Two Service Disconnect Switches Rated At 2,500 Amperes And 2,000 Amperes

Transformers

Dry Type

50% 2044 * * 5 \$100

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

Location : Electrical Room

Explanation : One 500 Kilovolt-amperes, Two 30 Kilovolt-amperes, 480/277/208 Volts

Liquid Filled

50% 2044 * * 5 \$200

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

Location : Outside

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Air Circuit Breaker

10% 2051 * * 5

Fused Disc Sw

80% 2051 * * 5 \$200

Molded Case Bkrs

10% 2051 * * 5 \$200

Raceway

Conduit

100% 2051 * * 1

Panelboards

Fused Disc Sw

10% 2047 * * 5 \$100

Molded Case Bkrs

90% 2047 * * 5 \$1,500

Wiring

Thermoplastic

100% 2051 * * 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

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 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
Lighting									
	Interior Lighting								
	Fluorescent	35%			2036	**	10	\$19,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Offices, Locker Rooms, Toilets							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2036	**	10	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	HID	60%			2036	**	10	\$1,200	
Egress Lighting									
	Emergency, Service	30%			2036	**	1		
	Emergency, Battery	20%			2036	**	10	\$3,000	
	Exit, LED	40%			2059	**	1		
	Exit, Service	10%			2036	**	1		
Exterior Lighting									
	HID	20%			2036	**	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%	Now	\$20,800	2041	**	1	\$2,100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Outside Perimeter							
Fire/Smoke Detection									
	Generic, Analog	100%			2036	**	1-3	\$38,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, 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%			2051	* *	1		

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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

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	45%	0-2	\$3,400	2036	**	1	\$12,400	
		Not in Service, Extent : Moderate, Area Affected : 60%							
		Location : Waiting For Repair Parts, Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Heating And Ventilation Units Covering The Garage Area							
	Hot Water Boiler	20%			2044	**	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 5 Units Covering The Offices Area							
	Radiant Heater	35%	0-2	\$19,900	2036	**	2	\$8,100	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Ceiling Of The Garage Areas							
Distribution									
	Hot Wtr Piping/Pump	20%			2047	**	4	\$900	
	No Component	80%							
Terminal Devices									
	Fan Coil Unit/Heat	20%			2036	**	1	\$4,000	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Absorption	20%			2036	**	1	\$13,400	
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 Units, Using Ammonia And Water As A Refrigerant							
	No Component	80%							
Distribution									
	CW & CHW Wtr	20%			2051	**	4	\$900	
	Pipe/Pump								
	No Component	80%							
Terminal Devices									
	Fan Coil - 4 Pipe	20%			2036	**	1	\$4,000	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser	20%			2036	**	2	\$8,700	
	Unit								
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans									
	Roof	100%			2036	**	2	\$1,900	

Plumbing

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

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

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

DEPARTMENT OF SANITATION - 827
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									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Gas Fired	100%	0-2	\$3,900	2029	\$39,200	2	\$700	
	Unit Inoperable, Extent : Moderate, Area Affected : 30%								
	Location : 1 Out Of 3 Units. Mechanical Room								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$2,200	4	\$1,300	
	Backflow Preventer								
	Generic	100%			2036	* *	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%			2051	* *	1-5	\$31,300	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$17,400	

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 2 KIOSKS
Address : 51-10 ALMEDA AVENUE ALMEDA AVE & BARBADOES DR
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0065.005 / 15157 **Yr Built/Renovated** : 2004 / 2010
Area Sq Ft : 55,000 **Project Type** : SANITATION
Date of Survey : 09-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 15980 **Lot** : 100 **BIN** : 4616026

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$67,000
Electrical		\$229,500
Total		\$296,600
Importance Code A		\$67,000
Importance Code B		\$229,500
Total		\$296,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$53,900			\$1,800
Electrical	\$200			
Mechanical	\$500	\$200	\$200	\$500
Site Enclosure	\$4,400			
Site Pavements	\$6,000	\$100	\$100	\$2,000
Total	\$64,900	\$300	\$300	\$4,200
Importance Code A	\$53,900			\$1,800
Importance Code B	\$600	\$200	\$200	\$500
Importance Code C	\$10,400	\$100	\$100	\$2,000
Total	\$64,900	\$300	\$300	\$4,200



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 DISTRICT 14 GARAGE 3 PAVILIONS, 2 KIOSKS
Asset # : 15157

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	60%			2041	**	5	\$3,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Entrance Pavilion And Gas Pump Pavilion									
Explanation : Gas Pump Station And Guard Kiosks									
	Window Wall	40%			2052	**	5	\$2,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Gas Pump And Guard Kiosks									
Explanation : Glazing									
Roof									
	Metal Panel	97%	Now	\$19,200	2045	**			
Debris Present, Extent : Moderate, Area Affected : 10%									
Location : All Three Pavilion Roofs									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%									
Location : Guard Pavilion Gutter Not Connected To Drain									
	Not Accessible	3%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Gas Pump And Guard Kiosk									
Explanation : Kiosk Rooftops									
Soffits									
	Exposed Struc: Steel	20%	Now	\$34,700	LIFE	**	5	\$10,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : All Three Pavilions									
	Metal Panel	80%			2052	**	5-10	\$92,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : All Three Pavilions									
Explanation : Aluminum Metal Panels									
Interior									
Floors									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Pavilion Kiosks									
Explanation : Gas Pump And Guard Kiosks									
Ceilings									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Kiosks									
Explanation : Both Kiosks									
Site Enclosure									

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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 2 KIOSKS
Asset # : 15157

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

Free Standing Walls

Cast in Place Concrete

20%

2067

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : At Both Ends Pavilion Walkways**Explanation : Quarter Round Ballards*

Concrete Masonry Unit

80%

4+

\$4,400

2052

* *

*Other Observation, Extent : Light, Area Affected : 5%**Location : Columns At Three Pavilions**Explanation : Steel Columns, Light Rusting*

Site Pavements

On-Site Walkways

Cast in Place Concrete

95%

2045

* *

Metal

5%

Now

\$6,000

2042

* *

1-3

\$6,400

*Surface Wearing/Scaling, Extent : Moderate, Area Affected : 35%**Location : Metal Curb Is Rusted Throughout At Guard Pavilion, Moderate To Light At Gas**Pump Station Pavilions*

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%

2032

\$4,100

1

Wiring

Thermoplastic

100%

2032

\$9,000

1

Lighting

Exterior Lighting

HID

100%

2027

\$229,500

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

Fire Suppression

Chemical System

Dry

80%

2027

\$23,100

1-3

\$3,200

No Component

20%

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

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

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,515,700	
Interior Architecture	\$190,800	\$145,200
Electrical		\$541,300
Mechanical	\$323,100	\$817,600
Total	\$2,029,500	\$1,504,200
Importance Code A	\$1,515,700	\$54,100
Importance Code B	\$513,800	\$1,450,100
Total	\$2,029,500	\$1,504,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture			\$2,600	
Interior Architecture	\$37,100	\$6,200	\$8,300	\$500
Electrical	\$1,600	\$1,900	\$1,300	\$900
Mechanical	\$35,500	\$10,500	\$41,600	\$10,500
Total	\$74,100	\$18,600	\$53,700	\$11,900
Importance Code A	\$2,700	\$2,700	\$5,400	\$2,700
Importance Code B	\$34,800	\$15,800	\$48,300	\$9,200
Importance Code C	\$36,500			
Total	\$74,100	\$18,600	\$53,700	\$11,900



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

DEPARTMENT OF SANITATION - 827
QUEENS 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	\$29,600	
	Metal Coiling Doors	30%	Now	\$171,300	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	\$3,000	
	Window Wall	3%			2050	**	5	\$5,100	
Windows									
	Aluminum	95%	Now	\$483,000	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	\$300	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5		
	Metal Panel	5%			2050	**	5		
Roof									
	Single Ply Membrane	95%	Now	\$861,400	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	\$108,900	
	Cast in Place Concrete	20%	Now	\$190,800	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	\$2,100	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Concrete Masonry Unit	90%	4+	\$36,500	LIFE	**	5	\$29,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Locker Room									

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	20%		2035	**	5	\$16,600	
Exposed Struc: Steel	80%		LIFE	**			

Site Enclosure

Fence/Gates

Chain Link	100%		2050	**			

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2043	**			

Parking/Driveway

Asphalt	100%		2039	**			

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	\$1,300	5	\$200	

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	\$27,000	5	\$200	

Raceway

Conduit	95%		2030	\$3,900	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	\$13,700	5	\$1,200	
Molded Case Bkrs	10%		2055	**	5	\$100	

Wiring

Thermoplastic	90%		2030	\$8,100	1		
Thermoplastic	10%		2060	**	1		

Motor Controllers

Locally Mounted	5%		2050	**	5		
Locally Mounted	15%		2028	\$7,200	5	\$100	
Motor Control Center	80%		2028	\$8,800	5	\$1,200	

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

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DEPARTMENT OF SANITATION - 827
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	\$800	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2030	\$33,600	10	\$12,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	HID	70%			2030	\$350,800	10	\$1,300	
	LED	5%			2040	* *			
	Egress Lighting								
	Emergency, Battery	5%			2030	\$4,100	10	\$700	
	Exit, Service	95%			2030	\$15,700	1		
	Exterior Lighting								
	HID	30%			2040	* *	10	\$100	
	No Component	70%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2030	\$190,500	1-3	\$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	40%			2040	* *	1		
	Interruptible Gas/Dual Fuel	60%			2040	* *	1		
Conversion Equipment									
	Furnace	40%			2030	\$54,100	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	\$53,700	4	\$1,600	
	No Component	40%							
Terminal Devices									
	Air Handler	40%			2025	\$323,100	1	\$13,700	
	Convactor/Radiator	20%			2028	\$61,500	1	\$3,600	
	No Component	40%							
Air Conditioning									

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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 : N/A, Area Affected : 100% Location : 1 Unit, R-410a On Roof							
	Window/Wall Unit	10%			2023	\$12,000	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	\$5,300	LIFE	**	2-5	\$1,500	
		Damaged, Extent : Moderate, Area Affected : 60% Location : 1st Floor Garage Area							
	Ductwork/Diffusers	95%			LIFE	**	2-5	\$29,400	
Exhaust Fans									
	Interior	10%			2025	\$20,400	2	\$200	
	Roof	90%			2030	\$85,800	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$35,000	2	\$800	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$8,400	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Underground Of The Garage, 1st Floor							
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,400	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Roof							
	Backflow Preventer								
	Generic	100%			2030	\$14,600	1	\$3,400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$28,000	

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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2030	\$562,400	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 29-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,507,600	\$2,687,900
Interior Architecture	\$5,224,000	\$425,000
Electrical		\$361,700
Mechanical		\$147,100
Site Pavements	\$68,200	
Total	\$6,799,900	\$3,621,700
Importance Code A	\$1,507,600	\$2,766,900
Importance Code B	\$5,224,000	\$854,900
Importance Code C	\$68,200	
Total	\$6,799,900	\$3,621,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$33,100		\$1,800	
Interior Architecture	\$110,400			\$900
Electrical	\$9,100	\$600	\$2,200	\$2,200
Mechanical	\$61,000	\$15,700	\$20,100	\$13,200
Total	\$213,600	\$16,300	\$24,100	\$16,200
Importance Code A	\$52,600	\$5,300	\$7,100	\$5,300
Importance Code B	\$112,500	\$11,000	\$17,000	\$10,900
Importance Code C	\$48,500			
Total	\$213,600	\$16,300	\$24,100	\$16,200



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 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	\$439,700	LIFE	**	5	\$60,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : All Facades							
	Metal Coiling Doors	13%	Now	\$242,300	2037	**	5	\$30,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Perimeter Garage Doors							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
		Unit Inoperable, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Metal Coiling Doors	22%			2037	**	5	\$102,200	
Windows									
	Aluminum	95%	Now	\$250,500	2057	**	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 : Clerestory Garage							
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Metal Louvers	5%			2035	**	10	\$1,800	
Parapets									
	Concrete Masonry Unit	90%	Now	\$22,200	LIFE	**	5	\$17,500	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Offices							
	Pre-Cast Concrete	10%			LIFE	**	5	\$21,600	
Roof									
	Modified Bitumen	98%	Now	\$505,100	2032	\$2,525,300			
		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%	Now	\$70,100	2037	**	1		
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage And Stairs							

Interior

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 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								
Floors								
Cast in Place Concrete	85%	Now	\$893,100	LIFE	* *	5	\$425,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Garage								
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								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Garage								
Explanation : Exposed Reinforcement								
Mosaic Tile	5%	Now	\$75,500	2037	* *	5	\$14,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Showers And Bathrooms								
Sheet Vinyl/Rubber	2%	Now	\$15,000	2042	* *	5	\$3,400	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Corridors And Breakroom								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Corridors And Breakroom								
Terrazzo	5%			LIFE	* *	5	\$17,900	
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : First Floor								
Vinyl Tile	3%	Now	\$19,300	2042	* *	3	\$2,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Offices And Door Thresholds								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Offices								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$56,100	
Glass: Single Pane	3%			LIFE	* *	5	\$4,200	
Metal Panel	4%			LIFE	* *	10	\$1,700	
SGFT/Glazed Masonry	16%			LIFE	* *	10	\$7,500	
Wood	2%	Now	\$9,200	LIFE	* *	5	\$7,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
Location : Throughout First Floor								

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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
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$6,100	2037	**	5	\$17,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : Offices, Gymnasium 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	**	5-10	\$14,300	
Exposed Struc: Steel	80%	Now	\$4,255,400	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Garage							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Garage Area							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	**			
Parking/Driveway								
Asphalt	100%	Now	\$68,200	2035	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Parking Lot							
	Potholes, Extent : Moderate, Area Affected : 10%							
	Location : Parking Lot And Driveway							
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%			2032	\$2,800	5	\$500	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.							
Transformers								
Dry Type	100%			2030	\$17,500	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary							
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$81,000	5	\$500	
Raceway								
Conduit	100%			2032	\$16,600	1		
Panelboards								
Fused Disc Sw	10%			2031	\$5,000	5	\$200	
Molded Case Bkrs	90%			2031	\$44,600	5	\$2,600	

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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									
Wiring									
	Thermoplastic	100%			2032	\$36,100	1		
Motor Controllers									
	Locally Mounted	5%			2030	\$5,200	5		
	Motor Control Center	95%			2030	\$22,500	5	\$2,800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,200	
Lighting									
Interior Lighting									
	Fluorescent	20%			2037	* *	10	\$19,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices, Hallways And Locker Rooms								
	Explanation : T-8 Lamps								
	Fluorescent	5%			2037	* *	10	\$5,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanic Shop								
	Explanation : T-5 Lamps								
	HID	75%			2037	* *	10	\$2,600	
Egress Lighting									
	Emergency, Battery	20%			2027	\$32,200	10	\$5,200	
	Emergency, Battery	30%			2037	* *	10	\$7,800	
	Exit, Service	40%			2027	\$12,900	1		
	Exit, Service	10%			2037	* *	1		
Exterior Lighting									
	Fluorescent	15%			2027	\$57,400	10	\$1,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Perimeter								
	Explanation : Compact Fluorescent Lights								
	HID	15%			2027	\$67,600	10	\$100	
	No Component	70%							
Alarm									
Fire/Smoke Detection									
	No Component	90%							
	Generic, Analog	10%			2032	\$123,600	1-3	\$6,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Offices								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, 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

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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									
	Energy Source								
	Natural Gas	80%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Serves Gas Fired Unit Heaters And Rooftop Units							
	Interruptible Gas/Dual Fuel	20%			2052	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Side Of Building							
		Explanation : One 2,500 Gallon Buried Tank For No.2 Fuel, Serves Boilers							
Conversion Equipment									
	Furnace	30%	0-2	\$15,800	2032	\$79,000	1	\$14,400	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : The Garage 1st Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Garage 1st Floor							
		Explanation : Gas Fired Modine Heater							
	Furnace	50%			2040	**	1	\$26,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 12 Rooftop Units							
	Hot Water Boiler	20%			2045	**	1	\$10,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Boilers							
Distribution									
	Hot Wtr Piping/Pump	20%			2040	**	4	\$1,600	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	20%			2037	**	1	\$7,000	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	30%			2040	**	2	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Rooftop Units. 410a Refrigerant.							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$66,700	
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$28,600	
Exhaust Fans									
	Roof	100%			2037	**	2	\$3,300	

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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									
	H/C Water Piping								
	Brass/Copper	50%			2042	* *	1		
	Galvanized Steel	50%			2037	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$68,200	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%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	\$28,400	1	\$6,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$54,400	
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$30,200	
	Chemical System								
	Dry	2%			2027	\$600	1-3	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage								
	Explanation : 3 Sets For 3 Fuel Stations								
	No Component	98%							

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Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 13-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Mez
Block : 4346 **Lot** : 75 **BIN** : 4802407

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$643,900	\$84,400
Interior Architecture	\$1,703,800	\$75,200
Electrical	\$280,500	\$74,900
Mechanical	\$63,500	\$498,200
Site Pavements	\$135,300	
Total	\$2,827,000	\$732,700
Importance Code A	\$643,900	\$280,400
Importance Code B	\$2,047,800	\$452,300
Importance Code C	\$135,300	
Total	\$2,827,000	\$732,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$35,200	\$15,800		
Interior Architecture	\$28,000	\$11,300	\$1,600	\$900
Electrical		\$3,000	\$1,700	\$3,800
Mechanical	\$76,300	\$14,700	\$26,200	\$26,000
Site Enclosure	\$35,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$179,000	\$48,800	\$33,500	\$34,700
Importance Code A	\$55,800	\$20,800	\$5,000	\$5,200
Importance Code B	\$73,800	\$28,000	\$26,900	\$29,500
Importance Code C	\$49,500		\$1,600	
Total	\$179,000	\$48,800	\$33,500	\$34,700



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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
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	2-4	\$3,000	LIFE	**	5	\$12,100	
		Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Corner 30th Avenue And 122nd Street							
	Masonry: Brick Cavity	70%	2-4	\$69,900	LIFE	**	5	\$84,400	
		Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Corner 30th Avenue And 122nd Street							
	Metal Panel	3%	Now	\$4,900	2041	**	5	\$6,800	
		Corrosion/Rusting, Extent : Light, Area Affected : 5% Location : West Facade Other Observation, Extent : N/A, Area Affected : 100% Location : West Facade Explanation : This Component Is Actually Steel Plate							
	Metal Coiling Doors	25%	Now	\$189,000	2044	**	5	\$47,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 20% Location : Throughout							
Windows									
	Aluminum	15%			2047	**	5	\$400	
	Metal Louvers	85%			2034	**	10	\$15,800	
Parapets									
	Masonry: Brick Cavity	85%			LIFE	**	5	\$26,000	
	Masonry: Brick Cavity	10%			LIFE	**	5	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : All Parapet Explanation : Modified Roofing On Brick Parapet							
	Pre-Cast Concrete	5%	2-4	\$18,100	LIFE	**	5	\$9,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Throughout Parapet Coping							
Roof									
	Modified Bitumen	91%	Now	\$385,000	2036	**			
		Blisters, Extent : Moderate, Area Affected : 10% Location : At Roof Penetrations Water Penetration, Extent : Moderate, Area Affected : 10% Location : At Roof Penetrations Over Garage Area							
	Paver: Asphalt	5%			2040	**	10	\$21,200	
		Broken Paver Blocks, Extent : Light, Area Affected : 1% Location : Upper Roof							
	Skylight, Metal/Glass	1%	Now	\$9,200	2051	**			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Over 2nd Floor Lobby							
	Skylight, Plastic	3%			2044	**	1		

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	15%			2044	**	5	\$22,600	
Traffic Topping	10%	Now	\$206,300	2041	**	5	\$9,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
	Location : All Wash Bays							
	Other Observation, Extent : Severe, Area Affected : 60%							
	Location : Wash Bay Area							
	Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating							
Traffic Topping	70%	Now	\$1,443,800	2041	**	5	\$65,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 60%							
	Location : Various Locations Throughout Garage Area							
	Deteriorated Finish, Extent : Light, Area Affected : 60%							
	Location : Various Locations Throughout Garage Area							
Vinyl Tile	5%	4+	\$14,100	2036	**	3	\$2,800	
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Office, Lobby, Corridors							
Interior Walls								
Ceramic Tile	9%			2040	**	5	\$3,200	
Concrete Masonry Unit	71%			LIFE	**	5	\$10,100	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	4%			LIFE	**	5	\$900	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
	Location : 2nd Floor							
Masonry: Brick	9%	2-4	\$13,800	LIFE	**			
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Garage And Office Adjoining Wall							
Metal Coiling Doors	5%			2047	**	5	\$8,900	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$53,800	2044	**	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	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	\$35,700	2041	**			
	Impact Damage, Extent : Severe, Area Affected : 50%							
	Location : 122nd Street							
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								

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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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044		**			

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$135,300	2036		**			

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : 122nd Street Entry And Parking Lot

Potholes, Extent : Moderate, Area Affected : 10%

Location : 122nd Street Entry And Parking Lot

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%			2041		**	5	\$400	

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2041		**	5	\$400	

Raceway

Conduit	100%			2041		**	1		

Panelboards

Fused Disc Sw	10%			2039		**	5	\$200	

Molded Case Bkrs	90%			2039		**	5	\$2,400	

Wiring

Thermoplastic	100%			2041		**	1		

Motor Controllers

Locally Mounted	10%			2036		**	5	\$100	

Motor Control Center	90%			2036		**	5	\$2,500	

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$1,500	

Lighting

Interior Lighting

LED	100%			2039		**			

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

Location : Throughout The Building

Explanation : LED Lights

Egress Lighting

Emergency, Battery	50%			2031	\$74,900		10	\$12,100	

Exit, LED	40%			2046	**		1		

Exit, Service	10%			2031	\$3,000		1		

Exterior Lighting

LED	30%			2039		**			

No Component	70%								

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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

Alarm

Security System

No Component

85%

Generic

15% Now

\$50,400

2041

* *

1

\$5,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Outside Perimeter**Explanation : Not Functional*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% Now

\$230,100

2041

* *

1-3

\$11,300

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Offices, Locker Rooms**Explanation : 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

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

40% 0-2

\$9,800

2031

\$98,000

1

\$17,900

*Controller Not Working, Extent : Moderate, Area Affected : 60%**Location : Defective Unit Temperature Controls. Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 12 Gas Fired Rooftop Units.*

Furnace

40% 0-2

\$9,800

2031

\$98,000

1

\$17,900

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Defective Unit Temperature Controls**Other Observation, Extent : Light, Area Affected : 100%**Location : Hung In Garage Ceiling And Space**Explanation : 67 Gas Fired Units*

Hot Water Boiler

20%

2036

* *

1

\$9,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Boilers Serve Office Area*

Distribution

Hot Wtr Piping/Pump

20%

2047

* *

4

\$1,500

No Component

80%

Terminal Devices

Air Handler

10%

2031

\$146,300

1

\$6,200

Fan Coil Unit/Heat

10% 0-2

\$7,800

2031

\$155,800

1

\$2,900

*Not in Service, Extent : Moderate, Area Affected : 20%**Location : Various Locations*

No Component

80%

Air Conditioning

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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
Air Conditioning									
Energy Source									
	Electricity	10%			2047	**	1		
	Natural Gas	10%			2051	**	1		
	No Component	80%							
Conversion Equipment									
	Absorption Chiller/Direct Fire	15%			2039	**	1	\$16,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 8 Chiller Units, Using R-717									
	Split Unit	5%			2036	**			
	No Component	80%							
Distribution									
	CW & CHW Wtr Pipe/Pump	20%			2051	**	4	\$1,500	
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2031	\$23,300	1	\$6,200	
	Fan Coil - 4 Pipe	10%			2031	\$48,700	1	\$3,300	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2039	**	2	\$14,000	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,100	
Exhaust Fans									
	Roof	100%	0-2	\$8,600	2036	**	2	\$2,500	
Malfunctioning, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2051	**	1		
Water Heater									
	Gas Fired	100%	0-2	\$3,200	2026	\$63,500	2	\$1,200	
Not in Service, Extent : Moderate, Area Affected : 50%									
Location : Boiler Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : Two 500 Gallon Units									
Sanitary Piping									
	Cast Iron	10%	0-2	\$22,800	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 20%									
Location : Garage Floor And Oil Separator									
	Cast Iron	90%			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.

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
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$6,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor, Mezzanine, 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$50,700	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$28,200	

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,715,000	\$536,400
Interior Architecture	\$1,277,700	\$297,800
Electrical	\$580,000	\$132,700
Mechanical	\$232,400	\$1,241,300
Site Pavements	\$428,900	\$857,700
Total	\$4,233,900	\$3,065,900
Importance Code A	\$1,715,000	\$638,700
Importance Code B	\$1,725,200	\$1,569,400
Importance Code C	\$793,700	\$857,700
Total	\$4,233,900	\$3,065,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$17,700	\$18,300		
Interior Architecture	\$9,200			\$1,900
Electrical	\$300	\$38,500		
Mechanical	\$73,300	\$7,200	\$9,900	\$7,200
Site Pavements	\$13,600			
Total	\$114,200	\$64,100	\$9,900	\$9,100
Importance Code A	\$29,000	\$23,700	\$5,200	\$5,200
Importance Code B	\$81,400	\$40,300	\$4,700	\$3,900
Importance Code C	\$3,700			
Total	\$114,200	\$64,100	\$9,900	\$9,100



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
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	\$489,000	LIFE	**	5	\$73,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
		Joint 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	\$386,300	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	\$17,700	2045	**	5	\$400	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	95%	Now	\$839,700	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									

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 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	\$312,900	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	\$56,900	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	\$1,700	2038	**	5	\$1,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets And Showers Throughout								
	Concrete Masonry Unit	82%	Now	\$364,800	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	\$2,100	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	\$5,400	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+	\$543,100	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	\$13,600	2042	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Southeast Corner</i>					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Southeast Corner</i>					

Parking/Driveway

Asphalt	100%	Now	\$428,900	2032	\$857,700			
<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	\$2,800	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 1,200 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$81,000	5		\$500

Raceway

Conduit	90%			2029	\$14,900	1		
Conduit	10%			2059	* *	1		

Panelboards

Fused Disc Sw	5%			2054	* *	5		\$100
Fused Disc Sw	5%			2028	\$2,500	5		\$100
Molded Case Bkrs	20%			2028	\$9,900	5		\$600
Molded Case Bkrs	70%			2054	* *	5		\$1,900

Wiring

Thermoplastic	60%			2029	\$21,700	1		
Thermoplastic	40%			2059	* *	1		

Motor Controllers

Locally Mounted	50%			2027	\$51,700	5		\$400
Motor Control Center	50%			2027	\$11,900	5		\$1,400

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$1,500

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
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 \$78,200 10 \$12,700

Exit, Service

10%
 2034 * * 1

Exit, Service

40%
 2039 * * 1

Exterior Lighting

HID

100%
 2024 \$438,200 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

Interruptible Gas/Dual
 Fuel

20%
 2039 * * 1

Conversion Equipment

Furnace

40% Now \$5,100 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 \$5,100 2029 \$102,400 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 \$1,000

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	\$152,800	2039	**	1	\$5,800	
		Abandoned in Place, Extent : Severe, Area Affected : 10%							
		Location : 2nd Floor Fan Rooms							
	Convector/Radiator	10%			2027	\$58,200	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	\$34,000	2029	\$34,000	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+	\$10,000	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	\$180,400	2	\$3,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$810,100	1		
	Water Heater								
	Oil Fired	100%			2027	\$90,200	1	\$3,100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$79,500	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Chronic Sewage Cloggs At Northwest Side							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$11,300	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Outside Garage 8 And 12							
	Sump Pump(s)								
	Submersible	100%			2023	\$3,700	4	\$3,300	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Backflow Preventer							
	Generic	100%		2029	\$27,600	1	\$6,400	
Fixtures								
	Generic	100%						

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
Address : 51-13 FLUSHING AVENUE
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 : 14-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 2611 **Lot** : 447 **BIN** : 4834985

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$557,700	
Interior Architecture		\$116,300
Electrical	\$54,800	
Site Pavements	\$175,900	
Total	\$788,300	\$116,300
Importance Code A	\$557,700	
Importance Code B	\$54,800	\$116,300
Importance Code C	\$175,900	
Total	\$788,300	\$116,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$53,300	\$34,900		
Interior Architecture	\$138,600			\$1,500
Electrical	\$100	\$100	\$200	\$20,600
Mechanical	\$1,100	\$800	\$800	\$13,000
Site Pavements	\$3,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$200,700	\$39,800	\$4,900	\$39,100
Importance Code A	\$53,800	\$35,300	\$400	\$500
Importance Code B	\$71,300	\$4,400	\$4,500	\$38,600
Importance Code C	\$75,600			
Total	\$200,700	\$39,800	\$4,900	\$39,100



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
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
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									
	Masonry: Brick	80%	Now	\$253,000	LIFE	**	5	\$19,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%									
Location : All Facades									
Spalling, Extent : Severe, Area Affected : 20%									
Location : All Facades									
	Masonry: Fieldstone	10%			LIFE	**	5	\$1,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Field Stone Joints									
	Masonry: Limestone	10%	Now	\$158,900	LIFE	**	5	\$1,800	1
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Throughout All Decorative Banding, Sills And Lintels									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Spalling, Extent : Severe, Area Affected : 20%									
Location : Throughout All Decorative Banding, Sills And Lintels									
Staining/Discoloring, Extent : Severe, Area Affected : 15%									
Location : Throughout All Decorative Banding, Sills And Lintels									
Windows									
	Aluminum	100%	Now	\$145,700	2056	**	5	\$1,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : North Facade									
Ctwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%									
Location : North Facade									
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	\$1,000	LIFE	**	5		
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : 3rd Floor In Attic Wall At Stair And Offices									
	Metal Panel	1%			2041	**	5		
	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
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
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									
Roof									
	Metal Panel	93%			2044	**	10	\$34,900	
	Modified Bitumen	7%	Now	\$21,500	2041	**			
Alligatoring, Extent : Severe, Area Affected : 100%									
Location : Roof Membrane									
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Hole In Roof At Metal Roof And Coping Joint									
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Roof									
Ridging, Extent : Severe, Area Affected : 20%									
Location : Roof Membrane									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : 3rd Floor Attic In Office Area									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Roof Membrane									
Soffits									
	Wood	100%	Now	\$30,900	2051	**	5	\$1,300	
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : East Facade									
Dry Rot/Decay, Extent : Severe, Area Affected : 40%									
Location : East Facade									
Interior									
Floors									
	Ceramic Tile	5%	Now	\$700	2034	**	5	\$300	
Uneven Substrate, Extent : Severe, Area Affected : 5%									
Location : Mens Bathroom On First Floor									
	Vinyl Tile	95%	Now	\$23,300	2031	\$116,300	3	\$4,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Corridors And Foyer									
Uneven Substrate, Extent : Severe, Area Affected : 30%									
Location : Second Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : Throughout									

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 ENFORCEMENT - BLDG. 1 SANITATION POLICE

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									
Interior Walls									
	Cast in Place Concrete	7%	Now	\$16,100	LIFE	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Basement							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : Basement							
	Ceramic Tile	5%	Now	\$5,000	2034	* *	5	\$400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Mens Bathroom On Second Floor							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Bathroom Tile							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Bathrooms							
	Concrete Masonry Unit	3%			LIFE	* *	5	\$200	
	Gypsum Board	55%	Now	\$8,300	LIFE	* *	5	\$5,400	
		Paint Peeling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : At Window Openings							
	Plaster	30%	Now	\$43,800	LIFE	* *	5	\$1,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Perimeter Walls At Window Openings							
		Paint Peeling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Attic Offices And At Window Openings							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Third Floor Stair To Attic Offices							
		Explanation : Water Streaming In Through Wall When Any Rain Falls							

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

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									
	Ceilings								
	AcousTileSusp.Lay-In	70%	Now	\$24,400	2036	* *	5	\$4,600	
		Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
		Location : Throughout All Floors							
		Recent Installation, Extent : N/A, Area Affected : 10%							
		Location : Training Room On Second Floor							
		Staining/Discoloring, Extent : Severe, Area Affected : 15%							
		Location : Throughout All Floors							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Rusted Grids In Bathrooms							
	Plaster	30%	Now	\$17,000	LIFE	* *	5	\$2,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Attic Stair And Basement							
		Spalling, Extent : Severe, Area Affected : 20%							
		Location : Attic Stair And Basement							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Attic Stair And Basement							
		Explanation : Exposed Structure							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$1,300	2036	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : At Sign Post And Perimeter At Fence							
	On-Site Walkways								
	Asphalt	100%	Now	\$2,400	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : East Facade At Entry							
	Parking/Driveway								
	Asphalt	100%	Now	\$175,900	2046	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Severe, Area Affected : 20%							
		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
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

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
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$2,800	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2031	\$15,300	1		
	Panelboards								
	Fused Disc Sw	2%			2030	\$300	5		
	Molded Case Bkrs	98%			2030	\$16,200	5	\$200	
	Wiring								
	Thermoplastic	100%			2031	\$20,200	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$32,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2026	\$54,800	10	\$8,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Exit, Service	50%			2026	\$1,600	1		
	No Component	50%							
	Exterior Lighting								
	HID	30%			2026	\$10,900	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,000	

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%			2041	* *	5	\$2,700	
	Conversion Equipment								
	Hot Water Boiler	100%			2048	* *	1	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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 SANITATION POLICE
Asset # : 14757

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%	0-2	\$300	2030	\$14,000	4	\$400	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor							
		Explanation : Not Enough Heat In 3rd Floor							
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$48,200	1	\$2,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2026	\$9,400	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Oil Fired	100%			2030	\$7,500	1	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$1,400	4	\$200	
	Backflow Preventer								
	Generic	100%			2031	\$2,300	1	\$500	
	Fixtures								
	Generic	100%							

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 01-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 2611 **Lot** : 447 **BIN** : 4544391

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$219,700	
Electrical		\$184,000
Site Pavements	\$62,400	
Total	\$282,100	\$184,000
Importance Code A	\$219,700	
Importance Code B		\$184,000
Importance Code C	\$62,400	
Total	\$282,100	\$184,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$40,600		\$6,200	
Interior Architecture	\$135,500		\$4,100	\$600
Electrical	\$54,200		\$100	\$200
Mechanical	\$10,200	\$1,000	\$1,000	\$1,000
Site Enclosure	\$39,500			
Site Pavements	\$13,500			
Total	\$293,500	\$1,000	\$11,300	\$1,800
Importance Code A	\$41,400	\$700	\$6,900	\$700
Importance Code B	\$165,400	\$200	\$900	\$1,000
Importance Code C	\$86,800		\$3,600	
Total	\$293,500	\$1,000	\$11,300	\$1,800



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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. 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	\$12,300	
	Masonry: Brick	72%			LIFE	**	5	\$59,200	
	Recent Repair Evident, Extent : N/A, Area Affected : 80%								
	Location : Exterior Facades								
	Masonry: Fieldstone	12%			LIFE	**	5	\$7,400	
	Metal Sect. OHD	8%			2045	**	5	\$10,300	
	Slate Panels	3%			LIFE	**	5	\$1,900	
	Other Observation, Extent : N/A, Area Affected : 80%								
	Location : Exterior								
	Explanation : Recent Repair								
	Stucco Cement	2%			2045	**	5	\$2,100	
Windows									
	Aluminum	100%	Now	\$219,700	2057	**	5	\$2,400	
	Air Infiltration, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Second Floor Various Location								
Parapets									
	Masonry: Brick	10%			LIFE	**	5-10	\$100	
	Masonry: Fieldstone	5%			LIFE	**	5-10	\$100	
	Not Accessible	85%							
Roof									
	Metal Panel	12%			2037	**	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								
	Not Accessible	88%							
Interior									
Floors									
	Cast in Place Concrete	75%			LIFE	**	5	\$74,100	
	Ceramic Tile	5%			2035	**	5	\$1,100	
	Vinyl Tile	20%	Now	\$42,400	2042	**	3	\$1,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 1st And 2nd Floor Corridors And Mechanical Areas								

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

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	**	10	\$400	
	Gypsum Board	30%	Now	\$15,700	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Corridor 2nd Floor									
	Masonry: Brick	30%			LIFE	**	10	\$2,600	
	Metal Coiling Doors	5%			2040	**	5	\$7,100	
	Plaster	30%	Now	\$15,200	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%			2037	**	5	\$3,400	
	Exposed Struc: Steel	20%			LIFE	**	10	\$9,000	
	Gypsum Board	10%			LIFE	**	5-10	\$7,800	
	Masonry: Vault Struct	40%			LIFE	**	10	\$4,500	
	Plaster	15%			LIFE	**	5-10	\$5,800	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$39,400	2052	**			
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	2052	**			
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : North And Western Perimeter Walls									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2037	**			
Parking/Driveway									
	Asphalt	85%	Now	\$62,400	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout Lot									
	Cast in Place Concrete	15%	0-2	\$13,500	2045	**			
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Front Parking Lot									

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
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%			2032	\$5,400	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$108,000	5	\$400	
	Raceway								
	Conduit	100%			2032	\$30,700	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,700	5		
	Molded Case Bkrs	95%			2031	\$31,400	5	\$400	
	Wiring								
	Braided Cloth	80%	0-2	\$41,300	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2032	\$10,300	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$32,600	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2027	\$66,500	10	\$9,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2027	\$9,500	10	\$1,400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
	LED	20%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2027	\$11,200	10	\$1,800	
	Exit, Service	50%			2027	\$2,800	1		
	Exterior Lighting								
	LED	20%			2040	* *			
	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%			2042	* *	5	\$4,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : 1000 Gallon No.2 Oil Tank							
	Conversion Equipment								
	Hot Water Boiler	100%			2045	* *	1	\$7,500	

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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									
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$1,200	2040	* *	4	\$700	
Controller Not Working, Extent : Light, Area Affected : 10%									
Location : Basement									
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Throughout									
Explanation : Uneven Heat Distribution									
Terminal Devices									
	Convactor/Radiator	50%			2037	* *	1	\$2,400	
	Unit Heater - Hot Water	50%	0-2	\$1,500	2032	\$29,200			
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : Archive Storage In Attic									
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	50%			2027	\$16,300	1		
	No Component	50%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	2-4	\$5,800	2042	* *	1		
Not Insulated, Extent : Light, Area Affected : 20%									
Location : Throughout The Building									
Water Heater									
	Electric	100%			2027	\$13,800	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Light, Area Affected : 100%									
Location : Throughout									
Sump Pump(s)									
	Submersible	100%			2023	\$500	4	\$500	
On Extended Life, Extent : Light, Area Affected : 30%									
Location : Basement									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 1st Through 2nd Floor									
Explanation : 1 Unit Out Of Operation									

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$381,900	\$118,600
Interior Architecture	\$93,100	\$764,300
Electrical		\$926,500
Mechanical	\$146,700	\$1,053,000
Total	\$621,700	\$2,862,400
Importance Code A	\$381,900	\$118,600
Importance Code B	\$239,800	\$2,743,800
Total	\$621,700	\$2,862,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$53,600	\$14,300	\$14,900	\$7,200
Interior Architecture	\$84,400	\$7,000		\$29,400
Electrical	\$3,900	\$1,400	\$4,900	\$1,400
Mechanical	\$129,700	\$36,900	\$67,400	\$35,900
Site Pavements	\$31,800			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$311,300	\$67,400	\$95,200	\$81,800
Importance Code A	\$85,600	\$23,600	\$24,600	\$16,600
Importance Code B	\$197,500	\$41,900	\$70,500	\$65,200
Importance Code C	\$28,200	\$1,900		
Total	\$311,300	\$67,400	\$95,200	\$81,800



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 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+	\$245,700	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	\$9,900	
Windows								
Aluminum	85%			2046	**	5	\$14,500	
Glass Block	10%			LIFE	**	5	\$1,100	
Metal Louvers	5%			2039	**	10	\$5,300	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,300	
Masonry: Brick Cavity	43%			LIFE	**	5	\$6,900	
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	**			
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	\$136,200	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	\$571,100	3	\$81,000	
	Cast in Place Concrete	55%			LIFE	**	5	\$324,800	
	Cast in Place Concrete	10%	Now	\$93,100	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+	\$5,800	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	\$380,400	3	\$15,200	
Interior Walls									
	Ceramic Tile	2%			2039	**	5	\$3,800	
	Concrete Masonry Unit	53%			LIFE	**	5	\$40,600	
	Concrete Masonry Unit	2%	Now	\$28,200	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	\$7,200	
	Gypsum Board	13%			LIFE	**	5	\$14,900	
	Plaster	15%			LIFE	**	5	\$8,600	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%	4+	\$30,200	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	\$4,200	
	Exposed Struc: Steel	60%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$16,900	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$31,800	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

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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-ampere, 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	\$2,800	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$227,000	10	\$69,400	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Offices And Locker Rooms						
	HID	60%			2030	\$125,500	10	\$3,700	
Egress Lighting									
	Emergency, Battery	50%			2030	\$141,000	10	\$22,800	
	Exit, Service	50%			2030	\$11,600	1		
Exterior Lighting									
	HID	30%			2030	\$237,000	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

\$126,600

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

\$23,100

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

\$900

No Component

90%

Terminal Devices

Convactor/Radiator

5%

0-2

\$31,500

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

\$146,700

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	\$4,200	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2030	\$329,600	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	\$36,100	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	\$10,500	2030	\$522,700	2	\$3,500	
		Not in Service, Extent : Severe, Area Affected : 20% Location : 1st Floor Repair Shop							
	Roof	25%			2030	\$81,300	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2040	* *	1		
	Galvanized Steel	20%			2035	* *	1		
Water Heater									
	Gas Fired	100%			2028	\$119,500	2	\$2,800	

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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
Plumbing									
	Sanitary Piping								
	Cast Iron	20%	0-2	\$5,700	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,978,300	\$59,900
Interior Architecture	\$2,331,300	\$165,200
Mechanical	\$282,800	\$309,300
Site Enclosure	\$204,200	
Site Pavements	\$297,900	
Total	\$5,094,400	\$534,400
Importance Code A	\$1,978,300	\$59,900
Importance Code B	\$2,140,000	\$474,600
Importance Code C	\$976,200	
Total	\$5,094,400	\$534,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$67,800			
Interior Architecture	\$63,100	\$5,400		\$500
Electrical		\$52,800	\$400	
Mechanical	\$60,000	\$23,900	\$5,700	\$3,700
Site Enclosure	\$51,900			
Total	\$242,900	\$82,100	\$6,100	\$4,200
Importance Code A	\$69,700	\$1,900	\$1,800	\$1,800
Importance Code B	\$135,900	\$80,200	\$4,200	\$2,400
Importance Code C	\$37,400			
Total	\$242,900	\$82,100	\$6,100	\$4,200



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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									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$149,300	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	\$689,900	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	\$173,500	LIFE	* *	5	\$1,100	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Window Sills								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
	Location : Window Sills								
	Wood Overhead Doors	20%	Now	\$335,000	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	\$553,000	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	\$77,700	LIFE	* *	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : North And South Facades								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : North And South Facades								
	Masonry: Limestone	5%	Now	\$28,200	LIFE	* *	5	\$1,000	
	Joint 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	\$39,700	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

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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	\$868,000	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	\$22,300	2038	**	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Quarry Tile	5%			2034	**	5	\$6,500	
Vinyl Tile	5%	Now	\$40,800	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	\$53,300	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	\$420,800	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								

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2034	**	5	\$4,300	
	Exposed Struc: Steel	90%	4+	\$909,200	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Garage Area							
	Metal Panel	5%	0-2	\$80,100	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	\$33,900	2079	**			
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : 35th Ave							
	Free Standing Walls								
	Cast in Place Concrete	50%	Now	\$3,400	2064	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 35th Ave							
	Masonry: Brick	50%	Now	\$204,200	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	\$1,000	2079	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : 35th Avenue							
	Masonry: Brick	50%	Now	\$13,600	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 \$297,900 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 \$1,600 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 \$27,000 5 \$200

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

Location : Electrical Room

Explanation : Two Vertical Sections

Raceway

Conduit 80% 2029 \$3,300 1

Conduit 20% 2049 * * 1

Panelboards

Fused Disc Sw 5% 2037 * * 5

Molded Case Bkrs 10% 2028 \$1,700 5 \$100

Molded Case Bkrs 85% 2045 * * 5 \$800

Wiring

Thermoplastic 70% 2029 \$6,300 1

Thermoplastic 30% 2049 * * 1

Motor Controllers

Locally Mounted 50% 2027 \$15,900 5 \$100

Locally Mounted 50% 2034 * * 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 20% 2029 \$17,900 10 \$6,800

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Locker Room, Office And Lounge

LED 80% 2037 * *

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Electrical		Current Repair		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	\$5,500	10	\$900		
Emergency, Battery	40%		2034	* *	10	\$3,600		
Exit, Service	25%		2024	\$2,800	1			
Exit, Service	25%		2034	* *	1			

Exterior Lighting

HID	30%		2024	\$46,200	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			

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	\$3,000	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	\$214,800	1	\$9,100		
Convactor/Radiator	10%		2027	\$20,400	1	\$1,200		
Unit Heater - Hot Water	5%	0-2	\$7,200	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	\$14,300				
Unit Heater - Hot Water	35%		2037	* *				

Air Conditioning

Energy Source

Electricity	100%		2037	* *	1			

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

DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$16,300	2029	\$81,500			
		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	\$8,000	1		
	No Component	80%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2029	\$14,500	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	\$67,900	2039	* *	2	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Main Garage Area							
	Wall Unit	50%	0-2	\$1,400	2024	\$6,800	2	\$500	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Main Garage							
Plumbing									
	H/C Water Piping								
	Brass/Copper	75%			2029	\$213,500	1		
	Galvanized Steel	25%			2027	\$41,900	1		
Water Heater									
	Gas Fired	100%			2027	\$23,300	2	\$500	
Sanitary Piping									
	Cast Iron	100%	0-2	\$28,000	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	\$18,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,638,000	
Interior Architecture	\$168,800	\$91,900
Electrical		\$423,500
Site Pavements	\$390,000	
Total	\$2,196,800	\$515,400
Importance Code A	\$1,638,000	
Importance Code B	\$168,800	\$515,400
Importance Code C	\$390,000	
Total	\$2,196,800	\$515,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$81,900		\$800	
Interior Architecture	\$26,700		\$500	
Electrical	\$40,400	\$36,000	\$2,500	\$3,200
Mechanical	\$10,000	\$32,400	\$7,300	\$3,200
Site Enclosure	\$9,800			
Total	\$168,600	\$68,400	\$11,000	\$6,400
Importance Code A	\$83,700	\$1,900	\$2,600	\$1,800
Importance Code B	\$63,200	\$66,500	\$8,400	\$4,600
Importance Code C	\$21,700			
Total	\$168,600	\$68,400	\$11,000	\$6,400



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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.

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	\$44,100	LIFE	* *	5	\$3,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Expansion Joint 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	\$177,400	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	\$1,100	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	\$240,200	LIFE	* *	5	\$9,400	1
	Efflorescence, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Expansion Joint 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	\$36,700	LIFE	* *	5	\$5,800	1
	Joint 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	\$1,220,400	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	\$96,600	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	\$11,900	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	\$72,200	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	\$12,000	LIFE	**	5	\$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Bulkheads									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Bulkheads									

Site Enclosure

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 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 \$9,800 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 \$390,000 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 \$1,600 5 \$200

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100% 2029 \$27,000 5 \$200

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Two Vertical Sections

Raceway

Conduit

100% 2029 \$4,100 1

Panelboards

Molded Case Bkrs

100% 2028 \$16,500 5 \$1,000

Wiring

Thermoplastic

100% 2029 \$9,000 1

Motor Controllers

Locally Mounted

50% 2027 \$15,900 5 \$100

Motor Control Center

50% 2027 \$3,700 5 \$500

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$500

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
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	Fluorescent	40%			2034	* *	10	\$13,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices, 2nd Floor								
HID	HID	10%			2034	* *	10	\$100	
Egress Lighting									
Emergency, Battery	Emergency, Battery	30%			2034	* *	10	\$2,700	
	Exit, Service	70%			2034	* *	1		
Exterior Lighting									
HID	HID	30%			2029	\$46,300	10		
	No Component	70%							
Alarm									
Security System									
No Component	No Component	70%							
	Generic	30%	Now	\$37,100	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	Generic, Digital	100%			2029	\$423,500	1-3	\$23,500	
	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	20%			2049	* *	1		
	Fuel								

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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	\$300	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	15%			2034	**	1	\$1,800	
	Unit Heater - Hot Water	5%			2029	\$7,200			
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2029	\$47,900	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	10%			2027	\$8,000	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									

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2039	**	1		
	Galvanized Steel	20%			2034	**	1		
Water Heater									
	Gas Fired	100%			2027	\$23,400	2	\$500	
Sanitary Piping									
	Cast Iron	100%	Now	\$5,600	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	\$9,700	1	\$2,300	
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	**	1-2	\$10,400	
Chemical System									
	Dry	100%			2024	\$28,900	1-3	\$3,600	
	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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$637,400	\$431,600
Interior Architecture	\$149,900	
Electrical		\$454,600
Mechanical	\$110,400	
Total	\$897,700	\$886,200
Importance Code A	\$637,400	\$431,600
Importance Code B	\$260,300	\$454,600
Total	\$897,700	\$886,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$44,800		\$14,900	
Interior Architecture	\$33,500	\$6,300		\$396,600
Electrical	\$46,400	\$2,000	\$39,000	\$1,800
Mechanical	\$27,000	\$6,500	\$72,200	\$8,000
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$199,100	\$62,100	\$173,400	\$453,900
Importance Code A	\$45,800		\$15,000	
Importance Code B	\$140,500	\$58,500	\$158,500	\$453,900
Importance Code C	\$12,900	\$3,600		
Total	\$199,100	\$62,100	\$173,400	\$453,900



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
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	\$382,600	LIFE	**	5	\$57,400	
		Joint 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	\$5,700	
	Metal Panel	10%			2050	**	5-10	\$52,600	
	Granite Panels	5%			LIFE	**	5	\$2,900	
Windows									
	Aluminum	50%			2038	**	5	\$2,500	
	Metal Clad	50%	Now	\$142,500	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	\$30,200	LIFE	**	5	\$2,400	
		Joint 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	\$13,400	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	\$300	
	Metal Panel	5%			2040	**	5	\$1,000	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	

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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	\$112,300	2030	\$374,300			
	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	\$375,300	3	\$53,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$11,600	
Ceramic Tile	5%			2039	* *	5	\$5,300	
Terrazzo	5%			LIFE	* *	5	\$4,200	
Vinyl Tile	5%	Now	\$50,000	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	\$29,300	
	Recent Replace Evident, Extent : N/A, Area Affected : 30%							
	Location : Various Floors							
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$7,300	
Glass: Single Pane	2%			LIFE	* *	5	\$2,200	
Gypsum Board	45%			LIFE	* *	5	\$39,100	
Metal Panel	3%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	5%	Now	\$12,900	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	\$15,200	

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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+	\$99,900	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 : N/A, Area Affected : 50%									
Location : Various Floors									
	Exposed Concrete	5%			LIFE	**	5	\$800	
	Gypsum Board	8%			LIFE	**	5	\$10,600	
	Plaster	7%			LIFE	**	5	\$4,700	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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	\$40,900	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Electrical Service Rated At 2,500 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$189,000	5	\$300	
	Raceway								
	Conduit	90%			2030	\$114,200	1		
	Conduit	10%			2050	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2029	\$6,600	5	\$100	
	Molded Case Bkrs	35%			2038	* *	5	\$600	
	Molded Case Bkrs	50%			2029	\$66,100	5	\$900	
	Molded Case Bkrs	10%			2046	* *	5	\$200	
	Wiring								
	Braided Cloth	20%	2-4	\$34,100	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2030	\$85,300	1		
	Thermoplastic	30%			2050	* *	1		

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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	\$19,300	5	\$100	
	Locally Mounted	25%			2035	**	5	\$100	
	Variable Frequency Drive	50%	Now	\$8,100	2043	**			
	Not Functioning, Extent : Moderate, Area Affected : 50%								
	Location : Mechanical Rooms								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
	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 : N/A, Area Affected : 80%								
	Location : Floors 4, 5, 6, And 7								
	Recent Repair Evident, Extent : N/A, 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	\$28,000	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	\$3,100	2035	**	1-3	\$7,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Panel								
	Explanation : Backup Battery Failure								

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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	\$1,700	
	Steam Piping/Pump	50%	Now	\$7,700	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	\$87,200	
	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 Indoor Units, Air Cooled Condenser Through Louvers R-22 Is Used							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$11,200	
	No Component	70%							
	Exhaust Fans								
	Roof	20%			2025	\$23,000	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	\$2,600	2040	**	1		
		Leak Evident, Extent : Severe, Area Affected : 5% Location : Basement Booster Pump							
	Galvanized Steel	90%			2035	**	1		

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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	\$110,400	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	\$10,600	4	\$1,400	
	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					

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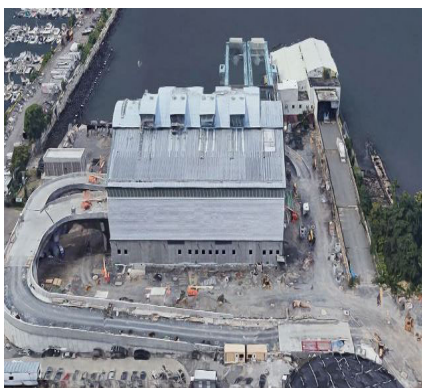
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Address : 1824 SHORE PARKWAY (A/K/A 400 BAY 41ST STREET)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0008.000 / 14997 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 110,210 **Project Type** : SANITATION
Date of Survey : 25-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3,Ph
Block : 6943 **Lot** : 30 **BIN** : 3415007

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$108,900	\$378,900
Interior Architecture	\$859,300	\$353,600
Total	\$968,300	\$732,500
Importance Code A	\$108,900	\$378,900
Importance Code B	\$662,600	\$353,600
Importance Code C	\$196,700	
Total	\$968,300	\$732,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,100	\$25,400	\$49,400	
Interior Architecture	\$43,400		\$6,000	
Electrical	\$15,800	\$14,500	\$12,200	\$11,600
Mechanical	\$49,400	\$12,400	\$24,100	\$12,500
Total	\$129,700	\$52,300	\$91,700	\$24,100
Importance Code A	\$25,700	\$28,700	\$53,700	\$3,300
Importance Code B	\$70,800	\$23,600	\$33,700	\$20,800
Importance Code C	\$33,200		\$4,400	
Total	\$129,700	\$52,300	\$91,700	\$24,100



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DEPARTMENT OF SANITATION - 827
SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Asset # : 14997

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	22%			2045	**	5	\$98,800	
	Metal, Corrugated	40%			2058	**	1		
	Metal Panel	5%			2058	**	5-10	\$41,200	
	Metal Sect. OHD	5%			2049	**	5	\$18,700	
	Pre-Cast Concrete	28%			LIFE	**	5	\$217,900	
Windows									
	Aluminum	100%			2054	**	5	\$32,100	
Roof									
	Metal Panel	100%			2049	**	10	\$269,900	
Soffits									
	Metal Panel	100%			2058	**	5-10	\$36,100	
Interior									
Floors									
	Cast in Place Concrete	98%			LIFE	**	5	\$707,200	
	Ceramic Tile	2%			2045	**	5	\$3,300	
Interior Walls									
	Cast in Place Concrete	45%			LIFE	**	10	\$196,700	
	Ceramic Tile	5%			2045	**	5	\$8,700	
	Concrete Masonry Unit	35%			LIFE	**	5	\$49,000	
	Glass: Special Gauge	5%			LIFE	**	1		
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$8,700	
Ceilings									
	Exposed Struc: Steel	95%			LIFE	**	10	\$309,000	
	Metal Panel	5%			LIFE	**	5	\$20,300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2052	**			
Retaining Walls									
	Cast in Place Concrete	100%			2076	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	85%			2049	**			
	Pavers/Stone	15%			2041	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Loading Dock Area									
Explanation : None									
Parking/Driveway									
	Asphalt	90%			2041	**			
	Cast in Place Concrete	10%			2045	**			

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Asset # : 14997

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%			2058	**	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Number 1									
Explanation : Two 3,600 Ampere Disconnect Switches									
Transformers									
	Dry Type	100%			2049	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Rooms And Water Room									
Explanation : Various Capacities Observed									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2058	**	5	\$600	
Raceway									
	Conduit	100%			2058	**	1		
Panelboards									
	Molded Case Bkrs	100%			2054	**	5	\$2,900	
Wiring									
	Thermoplastic	100%			2058	**	1		
Motor Controllers									
	Locally Mounted	15%			2049	**	5	\$100	
	Motor Control Center	80%			2049	**	5	\$2,400	
	Variable Frequency Drive	5%			2049	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2049	**	1	\$33,900	
Generators									
	Diesel	100%			2045	**	1	\$42,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outdoor Enclosure									
Explanation : One 1,150 Kilowatt Generator									
Batteries									
	Lead/Acid	100%			2027	\$1,700	5	\$4,100	
Fuel Storage									
	Main Tank	100%			2067	**	5	\$3,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Adjacent To Generator Enclosure									
Explanation : One 6,000 Gallon Tank									
Lighting									
Interior Lighting									
	LED	100%			2040	**			

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DEPARTMENT OF SANITATION - 827
SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Asset # : 14997

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, Service	25%			2040	* *	1		
Emergency, Battery	25%			2040	* *	10	\$6,700	
Exit, Battery	50%			2040	* *	10	\$3,700	
Exterior Lighting								
LED	10%			2040	* *			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2067	* *	5	\$3,200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2040	* *	1	\$20,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Indoor And Outdoors								
Explanation : CCTV Surveillance System								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2040	* *	1-3	\$20,400	

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	50%			2052	**	1		
	Natural Gas	20%			2052	**	1		
	No Component	30%							
	Conversion Equipment								
	Furnace	60%			2037	**	1	\$32,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse And Work Rooms								
	Explanation : Packaged Unit In The Penthouse And Gas Fired Unit Heaters In The Workshop Rooms								
	Radiant Heater	10%			2037	**	2	\$5,100	
	No Component	30%							
Air Conditioning									
	Energy Source								
	Electricity	30%			2048	**	1		
	No Component	70%							
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%			2037	**	2	\$1,000	
	Split Unit	15%			2037	**			
	No Component	70%							

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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
SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Asset # : 14997

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								
	Air Handler/Dir Expansion	10%			2037	**	1		
	No Component	90%							
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2037	**	2	\$7,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,300	
	Exhaust Fans								
	Interior	100%			2037	**	2	\$3,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2052	**	1		
	Galvanized Steel	60%			2045	**	1		
	Water Heater								
	Electric	30%			2030	\$30,100	4	\$200	
	Gas Fired	70%			2030	\$48,700	2	\$1,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2037	**	1	\$6,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$55,600	
	Sprinkler								
	Generic	100%			2052	**	1-2	\$30,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Wet System In Office Areas And Dry System In The Rest Of The Facility								
	Fire Pump								
	Generic	100%			2041	**	1	\$20,600	

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 595 **Lot** : 87 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$193,300	\$265,200
Total	\$193,300	\$265,200
Importance Code A	\$193,300	\$265,200
Total	\$193,300	\$265,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$1,100	\$14,000		
Interior Architecture	\$38,300			
Electrical		\$100		
Mechanical	\$2,500		\$600	
Site Pavements	\$55,400			
Total	\$97,300	\$14,100	\$600	
Importance Code A	\$1,200	\$14,000		
Importance Code B	\$56,400	\$100	\$600	
Importance Code C	\$39,800			
Total	\$97,300	\$14,100	\$600	



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

DEPARTMENT OF SANITATION - 827
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%	2-4	\$136,300	LIFE	**	5	\$208,200	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Interior Side Of Walls									
	Masonry: Granite	3%			LIFE	**	5	\$2,300	
	Metal Sect. OHD	15%			2049	**	5	\$23,800	
Parapets									
	Cast in Place Concrete	95%			LIFE	**	5	\$114,000	
	Metal Rail	5%			2049	**	5-10	\$5,200	
Roof									
	Single Ply Membrane	95%			2040	**	10	\$21,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Concrete Walking Pavers									
	Skylight, Plastic	5%			2049	**	1		
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$49,600	
Interior Walls									
	Cast in Place Concrete	85%			LIFE	**	10	\$9,900	
	Steel Plate	15%	0-2	\$3,700	LIFE	**	5	\$400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Interior Walls Protective Material									
Ceilings									
	Fiber Board	100%			2040	**			
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2076	**			
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%			2076	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%	0-2	\$4,300	2049	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : South Side									
	Pavers/Stone	10%	Now	\$24,900	2045	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Shattered Glass Pavers At Base Of Walls									
Parking/Driveway									
	Cast in Place Concrete	100%	4+	\$26,300	2045	**			
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Minor Cracking At Drive-thru Area For Trucks									

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

DEPARTMENT OF SANITATION - 827
SPRING ST SALT ENCLOSURE
Asset # : 14837

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%			2058	**	5		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Outside						
			Explanation : Main Service Disconnect Switch Rated At 200 Amperes						
	Raceway								
	Conduit	100%			2058	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2054	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2058	**	1		
	Motor Controllers								
	Locally Mounted	100%			2049	**	5	\$100	
Stand-by Power									
	Transfer Switches								
	Manual	100%			2058	**	5		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2040	**	10	\$6,900	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T-5 Lamps						
	Exterior Lighting								
	Fluorescent	40%			2040	**	10	\$300	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Outside						
			Explanation : T-12 Lamps						
	HID	60%			2040	**	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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Ventilation Ductwork Observed Through The Ceiling To The Roof.						
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
			Other Observation, Extent : Moderate, Area Affected : 20%						
			Location : Storm Drain Piping To The Left Of The Roll Up Door						
			Explanation : Storm Drain Piping In Direct Contact With Rock Salt. Significant Corrosion Observed.						

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2520 **Lot** : 1 **BIN** : 5041599

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,003,400	\$157,500
Interior Architecture	\$323,800	\$153,500
Electrical		\$1,050,500
Mechanical	\$132,200	\$1,586,500
Site Pavements	\$954,800	
Total	\$3,414,200	\$2,948,000
Importance Code A	\$2,083,600	\$247,300
Importance Code B	\$375,900	\$2,700,700
Importance Code C	\$954,800	
Total	\$3,414,200	\$2,948,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$90,700			
Interior Architecture	\$84,100	\$5,000	\$1,000	\$1,300
Electrical	\$35,600	\$1,400	\$2,300	\$2,600
Mechanical	\$95,800	\$8,100	\$53,600	\$7,000
Site Enclosure	\$5,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$316,000	\$18,500	\$60,900	\$14,800
Importance Code A	\$100,600	\$3,300	\$3,300	\$3,300
Importance Code B	\$162,000	\$15,200	\$57,600	\$11,500
Importance Code C	\$53,300			
Total	\$316,000	\$18,500	\$60,900	\$14,800



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.
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 ** 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%	Now	\$388,800	LIFE	**	5	\$93,800	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : Rear Facade At Various Location								
	Horizontal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Rear Corner Of The Building								
	Metal Panel	5%	0-2	\$9,300	2042	**	5	\$11,000	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Wash Bay								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Exterior Metal Panels								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Front Facade								
	Metal Coiling Doors	15%	Now	\$441,400	2037	**	5	\$27,500	
	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								
Windows									
	Aluminum	100%	0-2	\$729,500	2057	**	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	\$1,800	LIFE	**	5	\$700	
	Joint 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	\$57,200	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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** 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									
Roof									
	Built-Up (BUR)	90%	0-2	\$386,600	2037	**			
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Various Locations							
		Worn/Eroded, Extent : Light, Area Affected : 40%							
		Location : Main Roof And Garage Roof							
	Skylight, Plastic	5%	0-2	\$48,700	2045	**	1		
		Glazing Clouded, Extent : Light, Area Affected : 10%							
		Location : South Facade							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : At Curbing							
	Sloped Glazing	5%	Now	\$30,900	LIFE	**	5	\$63,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Above Mechanics Area							
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	**	5	\$306,900	
	Ceramic Tile	3%	Now	\$3,200	2035	**	5	\$1,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Within Locker Rooms							
	Ceramic Tile	2%			2045	**	5	\$2,000	
	Quarry Tile	14%	0-2	\$22,300	2037	**	5	\$10,500	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout 1st Floor							
	Terrazzo	1%			LIFE	**	5	\$1,600	
	Vinyl Tile	10%	0-2	\$4,700	2037	**	3	\$3,800	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Corridors And Break Room							
Interior Walls									
	Ceramic Tile	8%	4+	\$5,000	2035	**	5	\$1,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Locker Rooms							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Locker Room And Bathrooms							
	Ceramic Tile	2%	0-2	\$2,500	2041	**	5	\$400	
		Caulking Deteriorated, Extent : Light, Area Affected : 10%							
		Location : Bathroom And Pantry							
	Concrete Masonry Unit	65%	0-2	\$32,500	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	**	5-10	\$6,900	
	SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,100	

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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

Ceilings

AcousTileSusp.Lay-In	10%			2049	**	5	\$10,000	
Exposed Struc: Steel	85%			LIFE	**	10	\$170,400	
Gypsum Board	5%	Now	\$5,600	LIFE	**	5	\$6,300	

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

Location : Lobby Area

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	0-2	\$5,800	2052	**			

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%			2045	**			

On-Site Walkways

Cast in Place Concrete	100%			2045	**			

Parking/Driveway

Asphalt	100%	Now	\$954,800	2045	**			

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		
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%			2032		\$43,400	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%			2032		\$189,000	5	\$300	

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

Location : Electrical Room

Explanation : 4 Vertical Sections

Raceway

Conduit	100%			2032		\$126,900	1		

Panelboards

Fused Disc Sw	10%			2031		\$13,200	5	\$200	
Molded Case Bkrs	90%			2031		\$118,900	5	\$1,800	

Wiring

Thermoplastic	100%			2032		\$170,500	1		

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2030	\$3,300	5	\$100	
	Motor Control Center	90%			2030	\$150,400	5	\$1,800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,200	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2037	* *	10	\$36,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garage							
	Fluorescent	40%			2037	* *	10	\$24,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms							
Egress Lighting									
	Emergency, Battery	50%			2027	\$49,900	10	\$8,100	
	Exit, Service	50%			2027	\$12,300	1		
Exterior Lighting									
	HID	20%			2027	\$62,300	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$2,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Cameras Not Functioning							
	Generic	10%	2-4	\$25,000	2042	* *	1	\$2,500	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2027	\$170,900	1-3	\$9,500	
		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%			2042	* *	1		

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** 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

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	30%			2037	**	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Garage							
		Explanation : 14 Modine Heaters							
	Furnace	55%	Now	\$9,000	2032	\$89,800	1	\$16,400	
		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	15%	2-4	\$80,100	2052	**	1	\$4,500	
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$29,600	
	Hot Wtr Piping/Pump	15%	0-2	\$3,200	2040	**	4	\$500	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Garage							
	No Component	35%							
Terminal Devices									
	Convactor/Radiator	15%			2037	**	1	\$3,200	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	60%	Now	\$52,100	2032	\$520,600	2	\$2,000	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : No.4 Unit On Roof							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Explanation : 4 Units. R-22							
	Window/Wall Unit	10%			2027	\$14,400	1		
	No Component	30%							
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2	\$54,500	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,100	

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
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
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$11,500	2032	\$115,100	2	\$1,600	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2042	* *	1		
	Galvanized Steel	60%			2030	\$182,500	1		
	Water Heater								
	Gas Fired	100%			2032	\$42,300	2	\$1,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
	Sanitary Piping								
	Cast Iron	100%	Now	\$25,400	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Wash Area							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2032	\$22,300	4	\$4,500	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2032	\$1,800	1	\$400	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2032	\$678,600	1-2	\$18,800	
	Chemical System								
	Dry	100%			2025	\$28,900	1-3	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Refill Stations, Garage							
		Explanation : 3 Sets							

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 09-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2685 **Lot** : 100 **BIN** : 5141714

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$3,816,100	\$111,200
Interior Architecture	\$833,200	\$193,400
Electrical	\$188,500	\$255,600
Mechanical		\$1,407,800
Total	\$4,837,900	\$1,968,000
Importance Code A	\$3,816,100	\$147,200
Importance Code B	\$834,300	\$1,820,800
Importance Code C	\$187,400	
Total	\$4,837,900	\$1,968,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$11,000			
Interior Architecture	\$60,900			\$2,100
Electrical	\$49,500	\$900	\$1,800	\$2,300
Mechanical	\$147,900	\$14,100	\$35,900	\$13,400
Total	\$269,300	\$15,100	\$37,800	\$17,800
Importance Code A	\$25,100	\$3,700	\$3,700	\$3,700
Importance Code B	\$225,000	\$11,400	\$34,100	\$14,100
Importance Code C	\$19,300			
Total	\$269,300	\$15,100	\$37,800	\$17,800



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 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	\$883,200	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								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : North Facade								
	Metal Coiling Doors	25%	0-2	\$1,014,100	2037	* *	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	\$234,100	2048	* *	5	\$8,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Louvers	3%	Now	\$5,200	2041	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Parapets									
	Concrete Masonry Unit	95%	Now	\$56,300	LIFE	* *	5	\$7,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	5%	0-2	\$5,800	2042	* *	5	\$700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Roof									
	Built-Up (BUR)	97%	Now	\$1,531,800	2042	* *			
	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	\$96,600	2045	* *	1		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Over Garage Area								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Garage 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
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	\$203,200	LIFE	**	5	\$193,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout								
	Ceramic Tile	5%	0-2	\$35,500	2041	**	5	\$2,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout								
	Vinyl Tile	15%	0-2	\$155,800	2042	**	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	\$13,700	2041	**	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout								
	Concrete Masonry Unit	85%	0-2	\$187,400	LIFE	**	5	\$15,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout								
	Gypsum Board	5%			LIFE	**	5-10	\$3,800	
	Gypsum Board	5%	0-2	\$3,100	LIFE	**	5	\$1,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$98,800	2052	**	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	**	10	\$187,900	
	Corrosion/Rusting, Extent : Light, Area Affected : 10% Location : Throughout								
	Gypsum Board	5%	0-2	\$6,200	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.
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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%			2032	\$5,400	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Amperes And One 1200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$54,000	5	\$400	
	Raceway								
	Conduit	100%			2032	\$34,600	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$4,300	5	\$200	
	Molded Case Bkrs	90%			2031	\$38,300	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2032	\$30,700	1		
	Motor Controllers								
	Locally Mounted	10%			2030	\$1,600	5	\$100	
	Motor Control Center	80%			2030	\$12,700	5	\$1,800	
	Variable Frequency Drive	10%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,400	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2027	\$132,900	10	\$40,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	20%			2027	\$16,300	10	\$500	
	LED	20%			2040	* *			
	Egress Lighting								
	Emergency, Battery	40%			2027	\$44,000	10	\$7,100	
	Exit, Service	60%			2027	\$5,400	1		
	Exterior Lighting								
	HID	20%			2027	\$68,700	10	\$100	
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%	0-2	\$188,500	2042	* *	1-3	\$9,200	
		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

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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								
	Electricity	10%			2042	**	1		
	Natural Gas	75%			2042	**	1		
	Interruptible Gas/Dual Fuel	15%			2052	**	1		
Conversion Equipment									
	Furnace	20%			2032	\$36,000	1	\$7,300	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Garage							
		Explanation : 6 Gas Fire Modine Heaters							
	Furnace	10%	Now	\$10,800	2042	**	1	\$3,300	
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Roof							
	Hot Water Boiler	70%			2045	**	1	\$25,600	
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
Distribution									
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$13,000	
	Hot Wtr Piping/Pump	70%			2040	**	4	\$3,800	
	No Component	10%							
Terminal Devices									
	Air Handler	20%			2032	\$215,000	1	\$9,100	
	Convactor/Radiator	15%			2030	\$61,400	1	\$3,600	
	Fan Coil Unit/Heat	10%			2032	\$114,500	1	\$2,400	
	Unit Heater - Hot Water	35%			2032	\$100,200			
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	15%	Now	\$19,500	2027	\$97,300	1	\$4,600	
		Broken, Extent : Severe, Area Affected : 15%							
		Location : Basement							
		R-22 Refrigerant, Extent : Severe, Area Affected : 15%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	25%			2032	\$154,700	2	\$1,100	
	Exterior Pkg Unit - Cooling	15%	0-2	\$46,400	2042	**	2	\$500	
		Leak Evident, Extent : Severe, Area Affected : 15%							
		Location : Roof, Air Condition - 11 Broken							
	Split Unit	10%			2032	\$163,200			
	No Component	35%							

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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									
Distribution									
	CW & CHW Wtr Pipe/Pump	20%	0-2	\$1,200	2032	\$12,100	4	\$700	
		Leak Evident, Extent : Severe, Area Affected : 15% Location : Basement							
	Ductwork/Diffusers	50%			LIFE	**	2	\$60,100	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2032	\$278,600	1	\$22,800	
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2027	\$60,100	2	\$30,900	
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,200	
Exhaust Fans									
	Roof	100%	Now	\$12,700	2032	\$126,900	2	\$1,800	
		Not in Service, Extent : Severe, Area Affected : 10% Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater									
	Electric	50%			2030	\$33,700	4	\$200	
	No Component	50%							
HW Heat Exchanger									
	Steam Fired	50%			2042	**	4	\$3,700	
	No Component	50%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$13,000	4	\$2,600	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$37,200	
Sprinkler									
	No Component	30%							
	Generic	70%			2042	**	1-2	\$14,500	

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$567,000	\$503,100
Interior Architecture		\$681,800
Electrical	\$57,200	
Mechanical	\$280,300	\$171,800
Total	\$904,500	\$1,356,700
Importance Code A	\$567,000	\$503,100
Importance Code B	\$337,500	\$853,600
Total	\$904,500	\$1,356,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$22,500	\$40,400	\$49,200
Interior Architecture	\$5,100	\$13,200	\$1,800	\$8,400
Electrical	\$20,000	\$2,000	\$600	\$46,500
Mechanical	\$42,500	\$3,100	\$13,200	\$12,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$71,500	\$44,700	\$60,000	\$120,300
Importance Code A	\$36,600	\$23,200	\$41,200	\$51,200
Importance Code B	\$29,900	\$21,500	\$18,600	\$69,000
Importance Code C	\$5,100		\$200	
Total	\$71,500	\$44,700	\$60,000	\$120,300



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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%			2040	**	5	\$80,900	
	Metal Panel	70%			2051	**	5-10	\$691,700	
	Metal Coiling Doors	10%			2044	**	5	\$44,900	
Windows									
	Aluminum	95%			2047	**	5	\$1,000	
	Metal Louvers	5%			2040	**	10	\$300	
Parapets									
	Metal Panel	100%			2051	**	5	\$98,400	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Base Of Parapet Wall								
	Explanation : Paint Peeling								
Roof									
	Metal Panel	98%			2044	**	10	\$378,300	
	Skylight, Plastic	2%			2044	**	1		
Soffits									
	Exposed Concrete	100%			LIFE	**	5	\$100	
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	**	5	\$314,800	
	Ceramic Tile	2%			2040	**	5	\$3,200	
	Quarry Tile	1%			2044	**	5	\$2,400	
	Sheet Vinyl/Rubber	7%			2031		5	\$16,800	
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**			
	Ceramic Tile	2%			2040	**	5	\$400	
	Concrete Masonry Unit	15%	4+	\$1,500	LIFE	**	5	\$1,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : At Stair And Mezzanine Deck In Transfer Area								
	Gypsum Board	3%			LIFE	**	5	\$400	
	Metal Panel	60%	4+	\$3,600	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								
Ceilings									
	AcousTileSusp.Lay-In	15%			2044	**	5	\$23,900	
	Exposed Struc: Steel	85%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Transfer Area Ceiling								
	Explanation : Exposed Metal Decking And Trusses								
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2041	**			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Architecture		Current Repair			Future Replacement		Maintenance		
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%

2036

* *

Parking/Driveway

Asphalt

90%

2034

* *

Cast in Place Concrete

10%

2036

* *

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%

2051

* *

5

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room 102.1**Explanation : One 3,000 Ampere Main Disconnect Switch*

Transformers

Dry Type

100%

2044

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three 75 Kilowatts*

Switchgear / Switchboard

Molded Case Bkrs

100%

2051

* *

5

\$2,600

Raceway

Conduit

100%

2051

* *

1

Panelboards

Fused Disc Sw

10%

2047

* *

5

\$200

Molded Case Bkrs

90%

2047

* *

5

\$2,400

Wiring

Thermoplastic

100%

2051

* *

1

Motor Controllers

Locally Mounted

10%

2044

* *

5

\$100

Motor Control Center

90%

2044

* *

5

\$2,500

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room 103**Explanation : Ground Observed*

Lighting

Interior Lighting

Fluorescent

45%

2036

* *

10

\$41,300

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices, Locker Room And Hallway*

HID

55%

2036

* *

10

\$1,800

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Electrical		Current Repair			Future Replacement		Maintenance		
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% Now

\$20,000 2041

* *

*Not Functioning, Extent : Moderate, Area Affected : 100%**Location : Battery Failure Throughout Building*

Exit, Service

50%

2036

* *

1

Exterior Lighting

HID

20%

2036

* *

10

\$100

No Component

80%

Alarm

Security System

No Component

90%

Under Construction

10%

Fire/Smoke Detection

No Component

90%

Generic, Digital

10% Now

\$57,200 2036

* *

1-3

\$5,600

*Devices Damaged, Extent : Moderate, Area Affected : 100%**Location : Throughout**Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Cannot Reset After Fan Shutdown Throughout Building**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : System Has Ground Faults*

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%

2041

* *

1

Conversion Equipment

Furnace

15%

4+

\$36,600 2041

* *

1

\$6,700

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Rooftop Units Require Frequent Maintenance**Other Observation, Extent : Light, Area Affected : 5%**Location : Roof**Explanation : 2 Gas Fired Package Rooftop Units*

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

5%

2031

\$11,600

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Equipment And Water Meter Rooms**Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And**Other Metering Rooms*

No Component

95%

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
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	4+	\$194,400	2041	* *	2	\$700	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop Units Require Frequent Maintenance							
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800	
	Exhaust Fans								
	Roof	100%	4+	\$85,900	2031	\$171,800	2	\$2,400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop Fans Require Frequent Maintenance							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	10%			2026	\$9,100	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%			2031	\$29,800	4	\$6,000	
	Backflow Preventer								
	Generic	100%			2031	\$26,300	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : Two Water Mains							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Fire Suppression									
	Sprinkler								
	No Component	15%							
	Generic	85%			2041	* *	1-2	\$23,800	

*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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 26-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1109 **Lot** : 99 **BIN** : 1076222

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$288,000	\$276,900
Interior Architecture	\$444,400	\$232,100
Mechanical		\$2,233,500
Total	\$732,400	\$2,742,500
Importance Code A	\$288,000	\$1,525,500
Importance Code B	\$444,400	\$1,217,000
Total	\$732,400	\$2,742,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$118,000			
Interior Architecture	\$156,700	\$3,100	\$2,700	
Electrical	\$3,800	\$3,000	\$2,500	\$2,100
Mechanical	\$53,900	\$9,500	\$17,300	\$9,900
Site Pavements	\$3,800			
Total	\$336,100	\$15,700	\$22,500	\$12,000
Importance Code A	\$118,200	\$6,300		\$6,300
Importance Code B	\$62,000	\$9,300	\$22,500	\$5,700
Importance Code C	\$155,900			
Total	\$336,100	\$15,700	\$22,500	\$12,000



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. 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	\$32,600	2035	**	5	\$37,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	10%	0-2	\$38,400	2052	**	5	\$15,100	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%							
		Location : West Facade							
	Metal Panel	65%			2058	**	5-10	\$360,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 65%							
		Location : Throughout Facade							
Windows									
	Aluminum	100%	0-2	\$189,900	2048	**	5	\$10,300	
		Air Infiltration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Roof									
	Fiberglass Panel	10%			2041	**	1		
	Metal Panel	90%	Now	\$47,000	2045	**			
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 2nd Floor Area							
Interior									
Floors									
	Cast in Place Concrete	85%			LIFE	**	5	\$464,300	
	Ceramic Tile	3%			2045	**	5	\$3,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Toilet Rooms							
	Steel Grating	7%			2052	**	1		
	Vinyl Tile	5%			2040	**	3	\$2,300	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$30,400	
	Concrete Masonry Unit	10%	4+	\$29,900	LIFE	**	5	\$9,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Top Of Foot Ramp To Upper Level							
	Fiberglass Panel	35%			LIFE	**	10	\$21,300	
	Gypsum Board	10%			LIFE	**	5-10	\$41,400	
	Metal Panel	40%			LIFE	**	10	\$43,800	

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
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%			2049	* *	5	\$6,200	
	Exposed Struc: Steel	85%			LIFE	* *	10	\$212,200	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	10%	0-2	\$4,600	LIFE	* *	5	\$15,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$3,800	2045	* *			
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Steel Marine Mooring Bollards							
		Explanation : Severe Rusting							
Parking/Driveway									
	Cast in Place Concrete	100%			2045	* *			

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%			2058	* *	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room First Floor Next Staff Office								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	* *	5	\$400	
Raceway								
Conduit	50%			2058	* *	1		
Conduit	40%			2062	* *	1		
Under Construction	10%							
Panelboards								
Fused Disc Sw	5%			2054	* *	5	\$100	
Fused Disc Sw	5%			2057	* *	5	\$100	
Molded Case Bkrs	40%			2054	* *	5	\$900	
Molded Case Bkrs	40%			2057	* *	5	\$900	
Under Construction	10%							
Wiring								
Thermoplastic	50%			2058	* *	1		
Thermoplastic	40%			2062	* *	1		
Under Construction	10%							

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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
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	5%			2049	**	5		
	Motor Control Center	40%			2049	**	5	\$900	
	Motor Control Center	40%			2052	**	5	\$900	
	Variable Frequency Drive	5%			2052	**			
	Under Construction	10%							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,500	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
	Generators								
	Under Construction	100%							
	Batteries								
	Under Construction	100%							
	Fuel Storage								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2040	**	10	\$15,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Office And Locker Room							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2042	**	10	\$15,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room And Generator Room							
	LED	60%			2040	**			
	Egress Lighting								
	Emergency, Service	25%			2040	**	1		
	Emergency, Battery	5%			2042	**	10	\$1,000	
	Exit, LED	25%			2067	**	1		
	Under Construction	45%							
	Exterior Lighting								
	HID	5%			2032	\$17,800	10		
	LED	15%			2040	**			
	No Component	80%							
Alarm									

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

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

10%

2040

* *

1

\$3,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Loading Dock And Entrance Driveway**Explanation : CCTV Surveillance Camera*

Generic

10%

2040

* *

1

\$3,200

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2040

* *

1-3

\$15,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Bell, Horn, Manual Pull Box, Smoke Detector And Fire Alarm Panel*

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%

2042

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Most Of The Mechanical Components Are Still Under Construction And Not Yet Commissioned*

Conversion Equipment

Radiant Heater

80%

2032

\$1,248,700

2

\$31,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units*

No Component

20%

Distribution

Ductwork/Diffusers

80%

LIFE

* *

2-5

\$60,100

No Component

20%

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

10%

2037

* *

2

\$500

Window/Wall Unit

5%

2027

\$9,200

1

No Component

85%

Ventilation

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

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

DEPARTMENT OF SANITATION - 827
W. 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
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,100	
Not in Service, Extent : Light, Area Affected : 30%									
Location : Throughout									
Exhaust Fans									
	Interior	80%			2027	\$250,700	2	\$2,100	
	Roof	20%			2027	\$29,200	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$656,600	1		
Water Heater									
	Electric	100%			2027	\$77,600	4	\$700	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Compressed Air	100%			2042	**	4	\$900	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2052	**	1-5	\$42,900	
Fire Pump									
	Generic	100%			2041	**	1	\$15,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Piers	\$445,700	\$59,800
Total	\$445,700	\$59,800
Importance Code A		\$59,800
Importance Code B	\$445,700	
Total	\$445,700	\$59,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$27,800	\$35,400		\$11,500
Total	\$27,800	\$35,400		\$11,500
Importance Code A	\$27,800			
Importance Code B		\$35,400		\$11,500
Total	\$27,800	\$35,400		\$11,500



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+	\$27,800	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	\$29,800	
	No Component	40%							
Facing									
	Timber	10%	Now	\$129,300	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	\$19,600	
	No Component	50%							
	Not Accessible	10%							
Wales and Chocks									
	Timber	15%	Now	\$122,400	2042	**	4	\$13,500	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Several Sections Along North Side							
	Timber	35%			2036	**	4	\$47,300	
	Not Accessible	50%							

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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Timber	15%	Now	\$194,000	2042	* *	4	\$6,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : North Side</i>									
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>									
<i>Location : West End</i>									
	Timber	45%			2036	* *	4	\$28,100	
	Not Accessible	40%							
Deck Elements									
Railing									
	Steel	80%			2025				
	No Component	20%							
Coping/Curb									
	Timber	90%			LIFE	* *			
	No Component	10%							

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

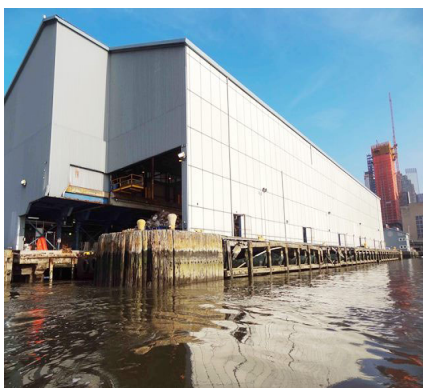
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Piers	\$91,600	
Total	\$91,600	
Importance Code B	\$91,600	
Total	\$91,600	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$56,700	\$20,000		\$3,800
Total	\$56,700	\$20,000		\$3,800
Importance Code A	\$1,700			
Importance Code B	\$55,000	\$20,000		\$3,800
Total	\$56,700	\$20,000		\$3,800



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

DEPARTMENT OF SANITATION - 827
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	\$20,300	5	\$3,400
	Not Accessible	55%						
	Pile Caps							
	Concrete	10%			LIFE	* *	5	\$100
	Not Accessible	90%						
Piles and Bracing	Steel	5%			LIFE	* *	5	\$6,200
				<i>Corrosion, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Splash Zone</i>				
	Timber	5%			LIFE	* *	4-5	\$1,800
	Not Accessible	90%						
Fender	Buffer							
	Rubber	45%			2036	* *	4-5	\$10,600
	No Component	55%						
	Facing							
	Timber	35%			2036	* *	3	\$10,800
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Timber	5%	Now	\$20,400	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	\$30,800	2042	* *	4	\$8,500
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : South Face</i>				
	Timber	50%			2036	* *	4	\$31,900
	Not Accessible	30%						
Piles	Timber	15%	Now	\$91,600	2042	* *	4	\$2,900
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Timber	45%			2036	* *	4	\$13,300
	Not Accessible	40%						

Deck Elements

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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER
Asset # : 2857

Piers		Current Repair		Future Replacement		Maintenance			
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

\$3,800

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.

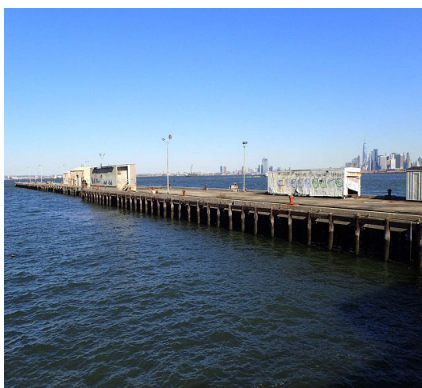
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 21-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	\$8,120,000	\$149,400
Total	\$8,120,000	\$149,400
Importance Code A	\$5,995,300	\$149,400
Importance Code B	\$2,124,800	
Total	\$8,120,000	\$149,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$52,400	\$21,900		\$42,000
Total	\$52,400	\$21,900		\$42,000
Importance Code A	\$42,000			\$42,000
Importance Code B	\$10,400	\$21,900		
Total	\$52,400	\$21,900		\$42,000



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

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)	
Structural Deck	Concrete	55%	Now	\$1,442,600	LIFE	**	5	\$41,400
		Other Observation, Extent : Severe, Area Affected : 70% Location : Offshore 410 Feet Of The Pier Explanation : Collapsed/Failed						
	Concrete	30%	4+	\$786,900	LIFE	**	5	\$22,600
		Cracking, Extent : Light, Area Affected : 10% Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier Excess Deflections, Extent : Moderate, Area Affected : 50% Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
	Not Accessible	15%						
Firewalls	Concrete	40%			LIFE	**	5	\$1,800
		Cracking, Extent : Light, Area Affected : 5% Location : 215 Feet From Inshore End Of Pier Spalling, Extent : Light, Area Affected : 5% Location : 215 Feet From Inshore End Of Pier						
	Concrete	40%	Now	\$95,300	LIFE	**	5	\$1,800
		Missing Part, Extent : Severe, Area Affected : 100% Location : South Half Of Firewall Located 215 Feet From Inshore End Of Pier						
	Not Accessible	20%						
Pile Caps	Timber	55%	Now	\$1,249,500	LIFE	**	4	\$174,800
		Other Observation, Extent : Severe, Area Affected : 80% Location : Offshore 410 Feet Of Pier Explanation : Collapsed/Failed						
	Timber	20%	4+	\$454,400	LIFE	**	4	\$63,600
		Rotting/Splitting, Extent : Moderate, Area Affected : 10% Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
	Timber	15%			LIFE	**	4	\$47,700
		Rotting/Splitting, Extent : Light, Area Affected : 2% Location : Ends Of Pile Caps At Inshore 285 Feet Of Pier						
	Not Accessible	10%						
Piles and Bracing	Timber	55%	Now	\$1,966,500	LIFE	**	4-5	\$99,700
		Missing Pile, Extent : Severe, Area Affected : 15% Location : Isolated Locations Between 285 Feet And 495 Feet From The Inshore End Of The Pier Other Observation, Extent : Severe, Area Affected : 80% Location : Offshore 400 Feet Of Pier Explanation : Collapsed/Failed						
	Timber	10%			LIFE	**	4-5	\$18,100
		Rotting/Splitting, Extent : Light, Area Affected : 10% Location : Within Inshore 285 Feet Of Pier						
	Not Accessible	35%						

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
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									
	Buffer								
	Rubber	60%			2044	**	4-5	\$33,000	
	Rubber	5%	Now	\$10,200	2046	**	4-5	\$1,500	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Locations At Inshore End Of Pier, North Side							
	No Component	35%							
Wales and Chocks									
	Timber	85%	Now	\$766,700	2046	**	4	\$84,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : North Side Of Pier And Offshore 615 Feet Of Pier On The South Side							
		Explanation : Failed							
	Timber	15%			2040	**	4	\$22,400	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Inshore End Of Pier At South Side							
Piles									
	Timber	85%	Now	\$1,215,200	2046	**	4	\$39,100	
		Missing Pile, Extent : Severe, Area Affected : 100%							
		Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier On 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%	4+	\$143,000	2046	**	4	\$4,600	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Inshore End Of Pier, South Side							
	Not Accessible	5%							
Deck Elements									
	Railing								
	Fencing	3%	Now	\$200	2036	**	3		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Several Locations At Inshore End Of Pier, And The Sections Isolating The Collapsed Area 400 Feet From The End							
	Fencing	2%			2032	\$100	3		
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Primarily On Base Of Fence Posts At Intact Sections Of Inshore Fencing							
	No Component	95%							
Coping/Curb									
	Concrete	100%			LIFE	**			
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Isolated Along Length Of Concrete Curb							
Electrical									
	Lighting Fixture								
	Sodium	100%	Now	\$42,000	2026	\$42,000			
		Broken, Extent : Light, Area Affected : 100%							
		Location : All Lights							

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

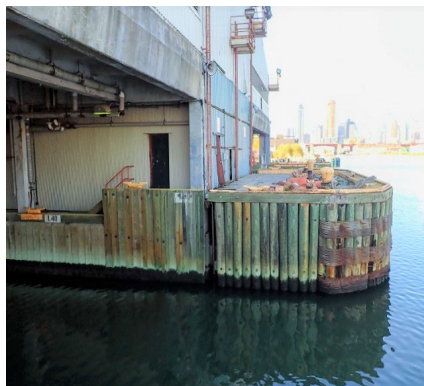
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : GREENPOINT MARINE TRANSFER STA BARGE DOCKS
Address : N. HENRY ST. AND NEWTOWN 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 : 06-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2508 **Lot** : 1 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers		\$283,500
Total		\$283,500
Importance Code B		\$283,500
Total		\$283,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$121,400		\$300	\$12,000
Total	\$121,400		\$300	\$12,000
Importance Code A	\$48,800			
Importance Code B	\$72,600		\$300	\$12,000
Total	\$121,400		\$300	\$12,000



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
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	\$4,100	
	Timber	50%			LIFE	**	5	\$93,400	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%									
Location : Primarily At Center Pier Offshore Deck Surface									
	Not Accessible	45%							
Fender									
Buffer									
	Rubber	5%			2041	**	4-5	\$1,800	
	No Component	95%							
Facing									
	Timber	65%			2041	**	3	\$45,600	
	No Component	15%							
	Not Accessible	20%							
Piles									
	Timber	15%	4+	\$47,000	2041	**	4	\$5,000	
Broken, Extent : Severe, Area Affected : 20%									
Location : At Offshore Mooring/ Berthing Dolphins									
Worn, Extent : Light, Area Affected : 20%									
Location : Isolated Locations At Mean Low Water									
	No Component	75%							
	Not Accessible	10%							
Deck Elements									
Railing									
	Steel	15%			2030	\$212,600			
	Steel	5%	Now	\$14,200	2030	\$70,900			
Broken, Extent : Severe, Area Affected : 100%									
Location : Broken Handrail And Stairs On West Side Of Facility									
	No Component	80%							
Coping/Curb									
	Timber	100%			LIFE	**			
Protective Structure									
Donut Fender									
	Steel/Rubber	100%			2030				

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 03-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

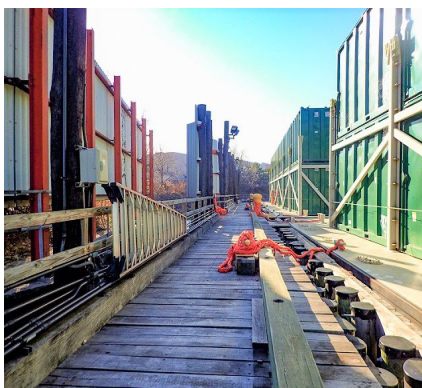
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$57,500		\$15,000	\$5,800
Total	\$57,500		\$15,000	\$5,800
Importance Code A	\$51,700			
Importance Code B	\$5,800		\$15,000	\$5,800
Total	\$57,500		\$15,000	\$5,800



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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK
Asset # : 2873

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Deck							
	Timber	98%			LIFE	**	5	\$30,600
		<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i> <i>Location : Uneven Surface And Loose Deck Nails Primarily At Mooring Fittings</i>						
	Timber	2%	Now	\$7,500	LIFE	**	5	\$300
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : 105 Feet South Of North End Of Asset</i>						
	Pile Caps							
	Timber	100%			LIFE	**	4	\$43,700
		<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i> <i>Location : Pile Cap Ends</i>						
	Piles and Bracing							
	Steel	10%			LIFE	**	5	\$11,400
Fender		<i>Corrosion, Extent : Light, Area Affected : 10%</i> <i>Location : Tidal Zone</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 4 Cells Supporting Mooring Fittings</i> <i>Explanation : Sheet Piles Cells</i>						
	Timber	60%			LIFE	**	4-5	\$18,600
		<i>Worn, Extent : Light, Area Affected : 10%</i> <i>Location : Tidal Zone</i>						
	Not Accessible	30%						
	Coping/Curb							
	Timber	100%			LIFE	**		
	Facing							
	Timber	80%		2041		**	3	\$23,200
		<i>Missing Part, Extent : Light, Area Affected : 3%</i> <i>Location : Fender Pile Top Caps</i> <i>Worn, Extent : Light, Area Affected : 10%</i> <i>Location : Light Abrasion Along Entire Face</i>						
	Not Accessible	20%						
Deck Elements	Wales and Chocks							
	Timber	100%		2041		**	4	\$30,100
	Pile Cluster							
	Timber	100%		2033		**	4-10	
Electrical		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i> <i>Location : Top 2 Feet</i>						
	Railing							
	Timber	100%		2026				

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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
Electrical	Conduit								
	PVC	100%			2028				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 7 Conduits From 0 To 64 Feet, 6 Conduits From 64 To 187 Feet, 4 Conduits From 187 To 200 Feet And 3 Conduits From 200 To 253 Feet From The North End									
Explanation : Electrical Conduits									
Lighting Fixture	LED								
	LED	100%			2030				
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 8 Total									
Explanation : Light Fixtures									

*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.*

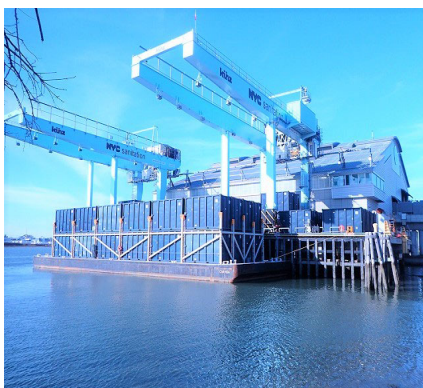
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 24-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 75 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	\$196,600	\$264,900
Total	\$196,600	\$264,900
Importance Code A	\$196,600	\$196,600
Importance Code B		\$68,300
Total	\$196,600	\$264,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$44,500		\$7,000	\$15,100
Total	\$44,500		\$7,000	\$15,100
Importance Code A	\$30,900			
Importance Code B	\$13,700		\$7,000	\$9,600
Importance Code C				\$5,500
Total	\$44,500		\$7,000	\$15,100



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
NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Asset # : 1805

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%			LIFE	**	5	\$59,600	
	Not Accessible	75%							
Deck Surface									
	Asphalt Pavers	5%			2041	**			
	Concrete	25%			2041	**	5	\$10,900	
				Cracking, Extent : Light, Area Affected : 20%					
				Location : Entire Length					
				Surface Wearing/Scaling, Extent : Light, Area Affected : 20%					
				Location : Entire Length					
	Not Accessible	70%							
Pile Caps									
	Concrete	25%			LIFE	**	5	\$2,100	
	Not Accessible	75%							
Piles and Bracing									
	Steel	20%			LIFE	**	5	\$393,100	
				Corrosion, Extent : Light, Area Affected : 5%					
				Location : In Tidal Zone					
				Missing Coating, Extent : Light, Area Affected : 5%					
				Location : In Tidal Zone					
	Not Accessible	80%							
Fender									
Facing									
	Composite	50%			2030	\$68,300			
				Surface Wearing/Scaling, Extent : Light, Area Affected : 10%					
				Location : Along Two Berthing Faces					
	No Component	50%							
Wales and Chocks									
	Steel	48%			2041	**	3-5	\$26,500	
	Steel	2%	Now	\$9,900	2047	**	3-5	\$700	
				Broken, Extent : Severe, Area Affected : 100%					
				Location : Southeast Corner					
	Timber	20%			2041	**	4	\$11,400	
	No Component	30%							
Piles									
	Timber	10%			2041	**	4	\$2,600	
	No Component	80%							
	Not Accessible	10%							
Pile Cluster									
	Timber	50%			2033	**	4-10		
	Not Accessible	50%							
Deck Elements									
Railing									
	Steel	50%			2030				
	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

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	50%			LIFE		* *		
No Component	50%							

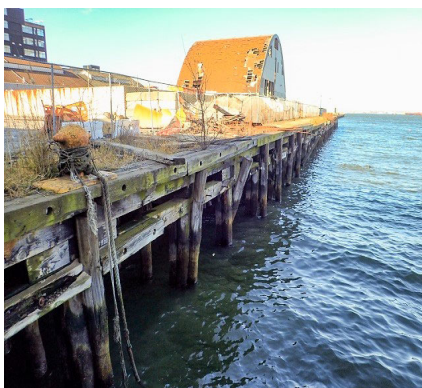
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 11,775 Project Type : SANITATION
Date of Survey : 19-Jan-2021 Landmark Status : NONE
Areas Surveyed :
Block : 803 Lot : 5 BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	\$2,314,000	
Total	\$2,314,000	
Importance Code A	\$1,576,900	
Importance Code B	\$737,000	
Total	\$2,314,000	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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	\$190,900	LIFE	**	5	\$5,500	1
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
	Concrete	75%	0-2	\$572,700	LIFE	**	5	\$16,500	1
		Cracking, Extent : Severe, Area Affected : 100% Location : Large Cracks In 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 : Isolated Locations Across Entire Deck Soffit Spalling, Extent : Severe, Area Affected : 25% Location : Isolated Locations Across Entire Deck Soffit							
Pile Caps									
	Timber	35%	4+	\$231,500	LIFE	**	4	\$32,400	
		Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Offshore End							
	Timber	25%	Now	\$165,400	LIFE	**	4	\$23,100	
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
	Not Accessible	40%							
Piles and Bracing									
	Timber	15%	0-2	\$156,200	LIFE	**	4-5	\$7,900	
		Loose Connections, Extent : Severe, Area Affected : 50% Location : Widespread Partial And/or Non-bearing Piles Across Entire Asset Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Tidal And Splash Zone							
	Timber	25%	Now	\$260,300	LIFE	**	4-5	\$13,200	
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
	Not Accessible	60%							
Fender									
	Wales and Chocks								
	Timber	100%	Now	\$255,600	2047	**	4	\$28,200	
		Broken, Extent : Severe, Area Affected : 100% Location : Entire Fender System							
	Piles								
	Timber	50%	Now	\$202,600	2047	**	4	\$6,500	
		Broken, Extent : Severe, Area Affected : 100% Location : Entire Fender System							
	Not Accessible	50%							
Deck Elements									
	Coping/Curb								
	Timber	100%	Now	\$278,900	LIFE	**			
		Broken, Extent : Severe, Area Affected : 100% Location : Broken At Collapse And Missing Along East End							

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

Estimates are rounded to the nearest hundred dollars.

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

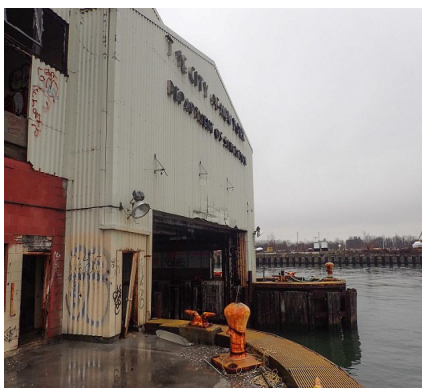
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS
Address : 400 BAY 41ST STREET 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 : 21-Feb-2020 Landmark Status : NONE
Areas Surveyed :
Block : 6943 Lot : 30 BIN :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Piers	\$1,149,800	
Total	\$1,149,800	
Importance Code A	\$113,600	
Importance Code B	\$1,036,200	
Total	\$1,149,800	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Piers	\$36,400			\$10,800
Total	\$36,400			\$10,800
Importance Code A	\$26,600			
Importance Code B	\$9,800			\$10,800
Total	\$36,400			\$10,800



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
SW 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	Composite	3%			2051		* *			
		Broken, Extent : Severe, Area Affected : 100%								
		Location : Isolated Loose Or Missing Sections Of Fiberglass Deck Totaling 72 Feet On West Side								
	Composite									
		Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
		Location : At All Grating Surfaces								
	Composite	2%	Now	\$25,800	2061		* *			
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%								
		Location : Ultraviolet Damage To All Fiberglass Deck Elements Comprising The Composite Deck Platform								
	Concrete									
		Other Observation, Extent : Severe, Area Affected : 50%								
		Location : Moderate To Severe Corrosion To All Steel Elements Comprising The Composite Deck Platform								
Timber										
	Explanation : Corrosion									
	59%			LIFE		* *	5	\$18,200		
Pile Caps	Concrete									
		Cracking, Extent : Light, Area Affected : 10%								
		Location : At All Concrete Access Walkways								
	Timber	1%	Now	\$800	LIFE		* *	5	\$700	
		Missing Part, Extent : Severe, Area Affected : 5%								
		Location : Missing Plank At Interior Steps On South Side								
	Not Accessible	35%								
		Concrete								
			Erosion, Extent : Moderate, Area Affected : 20%							
	Location : At Top Of Exposed Pile Caps At Offshore End Of Slip									
	Not Accessible	98%								
		Steel								
10%			4+	\$113,600	LIFE		* *	5	\$25,500	
Not Accessible										
	Corrosion, Extent : Moderate, Area Affected : 100%									
	Location : In And Above Tidal Zone On Sheet Pile Cells At Two Offshore Dolphins And At Inshore End Of Slip									
Fender										
	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
SW 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
Fender									
	Facing								
	Timber	20%	Now	\$207,200	2046	* *	3	\$6,300	
		Broken, Extent : Severe, Area Affected : 60%							
		Location : Within Slip And At Offshore							
		Missing Part, Extent : Severe, Area Affected : 40%							
		Location : Within Slip And At Offshore							
	Timber	45%	2-4	\$466,300	2046	* *	3	\$14,100	
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Within Slip And At Offshore							
		Worn, Extent : Moderate, Area Affected : 40%							
		Location : Splash Zone Within Slip							
	Timber	35%	4+	\$362,700	2046	* *	3	\$11,000	
		Worn, Extent : Moderate, Area Affected : 50%							
		Location : On Southeast Face Within Active Slip Area Marine Transfer Station							
Wales and Chocks									
	Steel	5%	4+	\$9,400	2034	* *	3-5	\$1,300	
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Above Mean Low Water Elevation							
	Not Accessible	95%							
Deck Elements									
	Railing								
	Steel	2%	Now	\$400	2031	\$400			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : Hands Rails At Interior Steps							
		Missing Part, Extent : Severe, Area Affected : 50%							
		Location : Hands Rails At The Exterior Steps							
	No Component	98%							
Coping/Curb									
	Timber	40%			LIFE	* *			
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations Along Perimeter Of Slip							
	No Component	60%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Bulkheads	\$87,300	
Total	\$87,300	
Importance Code A	\$87,300	
Total	\$87,300	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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.
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 ** 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+	\$87,300	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.

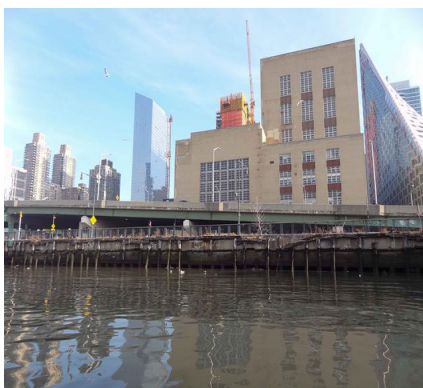
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 2023 - 2026	FY 2027 - 2032
Bulkheads	\$171,600	
Total	\$171,600	
Importance Code A	\$71,100	
Importance Code B	\$100,500	
Total	\$171,600	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$89,000		\$1,100	
Total	\$89,000		\$1,100	
Importance Code A				
Importance Code B	\$89,000		\$1,100	
Total	\$89,000		\$1,100	



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

DEPARTMENT OF SANITATION - 827
BULKHEAD 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+	\$71,100	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 Feet To 63 Feet 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 Feet From North End					
Fender									
	Piles Timber	90%	Now	\$35,600	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	\$37,400	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	\$100,500			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steel Mesh In Timber Frame							
	Timber	50%			2023	\$16,100			
		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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

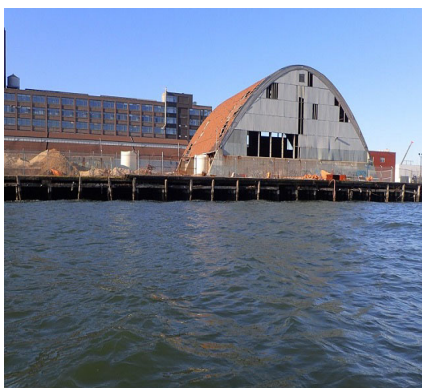
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 21-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$1,295,900	
Total	\$1,295,900	
Importance Code A	\$1,240,300	
Importance Code B	\$55,700	
Total	\$1,295,900	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$92,600		\$700	\$100
Total	\$92,600		\$700	\$100
Importance Code A				
Importance Code B	\$45,000		\$700	\$100
Importance Code C	\$47,600			
Total	\$92,600		\$700	\$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	2%			LIFE	**	5		
		Cracking, Extent : Light, Area Affected : 5% Location : Under Pier							
	No Component	90%							
	Not Accessible	8%							
Revetment									
Stone		10%	4+	\$47,600	LIFE	**	5	\$400	
		Settlement, Extent : Moderate, Area Affected : 20% Location : At Top And Mid Slope							
	No Component	90%							
Sheet Piles									
Steel		10%			LIFE	**			
		Recent Repair Evident, Extent : N/A, Area Affected : 10% Location : Southwest Of Inshore End Of Pier							
	Timber	50%	Now	\$1,240,300	LIFE	**	4	\$5,500	
		Rotting/Splitting, Extent : Light, Area Affected : 25% Location : Above Mean Low Water Elevation Other Observation, Extent : Severe, Area Affected : 50% Location : Fill Loss Through Sheet Piles Evident By Settlement/sinkholes In Asphalt Explanation : Fill Loss							
No Component		10%							
	Not Accessible	30%							
Wales									
Timber		60%			LIFE	**	4	\$5,300	
	No Component	40%							
Backfill									
Fill	Topsoil	40%	Now	\$55,700	2071	**			
		Other Observation, Extent : Severe, Area Affected : 100% Location : Inshore Of Gravity Wall And Along Timber Bulkhead Explanation : Sinkholes							
	Not Accessible	60%							
	Surface								
Asphalt		65%	Now	\$37,900	2046	**	5	\$2,200	
		Settlement, Extent : Severe, Area Affected : 100% Location : Sinkholes Along Timber Bulkhead							
	Asphalt	20%			2040	**	5	\$1,300	
		Cracking, Extent : Light, Area Affected : 25% Location : Isolated Locations							
Not Accessible		15%							
	Deck Elements								

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
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
Deck Elements									
	Railing								
	Fencing	70%			2032	\$24,600	3	\$200	
		Not Plumb, Extent : Light, Area Affected : 25%							
		Location : Within Parking Lot Area							
	Fencing	20%	Now	\$7,000	2036	* *	3		
		Displaced Elements, Extent : Moderate, Area Affected : 100%							
		Location : Inshore Of Sinkholes At East End Of Timber Bulkhead							
	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 08-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$658,300	
Total	\$658,300	
Importance Code B	\$545,400	
Importance Code C	\$112,900	
Total	\$658,300	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$93,200		\$3,100	\$9,200
Total	\$93,200		\$3,100	\$9,200
Importance Code B	\$91,000		\$3,100	\$9,200
Importance Code C	\$2,200			
Total	\$93,200		\$3,100	\$9,200



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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural	Coping/Curb								
	Steel	40%	2-4	\$64,500	LIFE	**			
		Corrosion, Extent : Severe, Area Affected : 75%							
		Location : Along Entire Length Of Asset							
	Steel	40%			LIFE	**	10	\$2,200	
		Corrosion, Extent : Light, Area Affected : 75%							
		Location : Along Entire Length Of Asset							
	Steel	15%	Now	\$48,400	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Between 380 And 480 Feet, And 665 And 715 Feet From The Eastern End							
		Explanation : Broken And Displaced							
	No Component	5%							
Sheet Piles	Steel	5%			LIFE	**	10		
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Visible At Missing Fenders							
	Not Accessible	95%							
Backfill	Fill								
	Topsoil	15%	Now	\$35,700	2072	**			
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : 18 To 24 Feet, 73 To 132 Feet, 150 To 190 Feet, And 216 To 276 Feet From The East							
	Not Accessible	85%							
Surface	Asphalt	15%	Now	\$15,000	2047	**	5	\$900	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Eastern 100 Feet And Isolated Locations Along Asset							
	Asphalt	25%			2035	**	5	\$2,900	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Isolated Across Entire Asset							
	Asphalt	25%	Now	\$24,900	2047	**	5	\$1,400	
		Broken, Extent : Severe, Area Affected : 25%							
		Location : Failed Behind Sheet Piles Due To Fill Loss At Isolated Locations Along Asset							
	Asphalt	5%	Now	\$5,000	2047	**	5	\$300	
Fender		Settlement, Extent : Severe, Area Affected : 100%							
		Location : 715 To 760 Feet From The East End							
	Concrete	30%			2035	**	5	\$3,400	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations Across Entire Asset							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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+	\$90,900	2041	* *	3	\$13,800	
Rotting/Splitting, Extent : Moderate, Area Affected : 25%									
Location : Isolated Locations Across Fendering									
	Timber	35%	Now	\$454,500	2047	* *	3	\$13,800	
Broken, Extent : Severe, Area Affected : 100%									
Location : Primarily In The Western Half									
	No Component	5%							
	Not Accessible	25%							
Piles									
	Timber	5%	4+	\$10,400	2047	* *	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 08-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2685 **Lot** : 1 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$791,500	
Total	\$791,500	
Importance Code A	\$433,800	
Importance Code B	\$278,000	
Importance Code C	\$79,700	
Total	\$791,500	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$50,700		\$2,200	\$4,700
Total	\$50,700		\$2,200	\$4,700
Importance Code B	\$49,000		\$2,200	\$4,700
Importance Code C	\$1,700			
Total	\$50,700		\$2,200	\$4,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Steel	20%	4+	\$35,400	LIFE	**			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : Along Entire Length Of Asset							
	Steel	55%			LIFE	**	10	\$1,700	
	Steel	15%	Now	\$26,600	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet							
		Explanation : Displaced							
	Steel	10%	Now	\$17,700	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Between 400 And 450 Feet From The East End							
		Explanation : Broken/ Displaced							
Sheet Piles									
	Steel	10%	Now	\$361,500	LIFE	**			
		Excess Deflection, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet							
	Steel	10%	4+	\$72,300	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	\$39,200	2072	**			
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep							
	Not Accessible	70%							
Surface									
	Asphalt	10%			2035	**	5	\$600	
	Concrete	60%			2035	**	5	\$3,800	
	Topsoil	30%	Now	\$9,800	2032	\$9,800	5	\$400	
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep							
Fender									
	Facing								
	Timber	20%	Now	\$85,500	2047	**	3	\$4,300	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Western 50 Feet And Isolated Along Asset							
	Timber	45%	2-4	\$192,500	2047	**	3	\$9,700	
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Isolated Locations Along Entire Asset							
	No Component	10%							
	Not Accessible	25%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

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

Fender

Wales and Chocks

Not Accessible

100%

Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 03-Dec-2020

Landmark Status : NONE

Areas Surveyed :

Block : 625

Lot : 2

BIN :

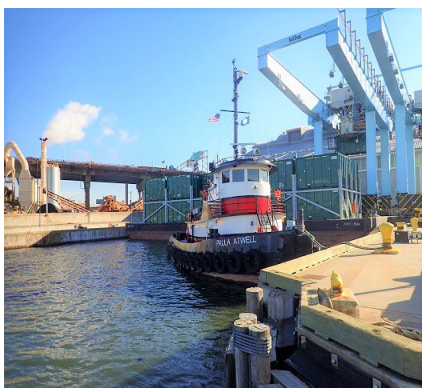
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$57,100		\$3,700	\$11,800
Total	\$57,100		\$3,700	\$11,800
Importance Code A	\$28,900			
Importance Code B	\$27,800		\$3,700	\$11,800
Importance Code C	\$400			
Total	\$57,100		\$3,700	\$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
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	\$700	
		Recent Repair Evident, Extent : N/A, Area Affected : 40%							
		Location : Split Curb Repaired With Tar On North And East Sides Of Slip							
	Sheet Piles Steel	3%	4+	\$26,900	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Southwest End Of Asset							
	Steel	7%			LIFE	**	10		
	Not Accessible	90%							
	Pile Caps Concrete	100%			LIFE	**	5	\$4,100	
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Previously Repaired Map Cracking On South Side Of Slip							
Backfill									
	Fill								
	Not Accessible	100%							
Fender									
	Buffer								
	Rubber	20%			2041	**	4-5	\$3,600	
	No Component	80%							
	Facing								
	Timber	90%			2041	**	3	\$32,100	
		Worn, Extent : Light, Area Affected : 20%							
		Location : Tidal Zone							
	No Component	10%							
	Piles								
	Steel	40%			2041	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along East Face Of Slip							
		Explanation : Exposed Steel H-piles							
	Not Accessible	60%							
	Wales and Chocks								
	Steel	25%			2041	**	3-5	\$8,900	
		Corrosion, Extent : Moderate, Area Affected : 10%							
		Location : On Shackles And Tension Chains At The Fender Panels							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Along East Face Of Slip							
		Explanation : Wales Supporting Fender Panels							
	Timber	10%			2041	**	4	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : At South And North Dolphins							
		Explanation : Supporting Fender Clusters							
	No Component	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
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									
	Pile Cluster								
	Timber	2%	4+	\$9,000	2037	* *	4	\$400	
Broken, Extent : Light, Area Affected : 5%									
Location : Loose Wire Rope Around Top Of Cluster At East Dolphin									
	Timber	8%			2033	* *	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.*

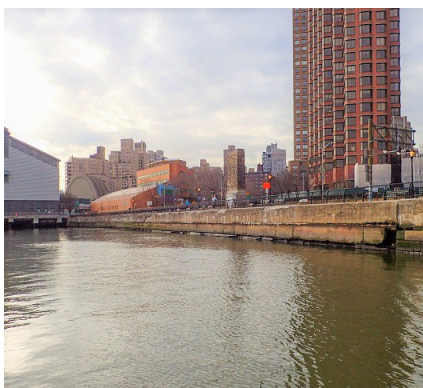
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 22-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 1587 **Lot** : 27 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$498,500	\$463,400
Total	\$498,500	\$463,400
Importance Code A	\$498,500	
Importance Code B		\$463,400
Total	\$498,500	\$463,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads			\$200	\$1,800
Total			\$200	\$1,800
Importance Code A				
Importance Code B			\$200	\$1,800
Total			\$200	\$1,800



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

DEPARTMENT OF SANITATION - 827
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	30%			LIFE	**	10		
		Erosion, Extent : Moderate, Area Affected : 5%							
		Location : Bottom 6 Inches Of Stone Fascia, Southern 130 Feet							
	Concrete/Stone	70%	4+	\$351,600	LIFE	**			
		Missing Part, Extent : Severe, Area Affected : 2%							
		Location : Missing Masonry Panel At North End							
		Missing Block Seal, Extent : Moderate, Area Affected : 30%							
		Location : Across Tidal Zone							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Widespread Spalls And Delaminating Concrete Above The Masonry Panels, Northern 310 Feet							
	Piles and Bracing								
	Not Accessible	100%							
	Pile Caps								
	Timber	10%	Now	\$146,900	LIFE	**	4	\$300	
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : Offshore Line Cap, Northern 310 Feet							
	Not Accessible	90%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt Pavers	70%			2041	**	5	\$3,500	
		Settlement, Extent : Light, Area Affected : 15%							
		Location : Offshore 3 Feet, Intermittently In Northern 310 Feet							
	Gravel	15%			2045	**	2-5	\$200	
	Topsoil	15%			2030	\$3,900	5	\$300	
Deck Elements									
	Railing								
	Steel	100%			2030	\$463,400			
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Isolated Areas							
Electrical									
	Lighting Fixture								
	Sodium	100%			2026				
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 6 Light Fixtures							
		Explanation : Light Fixtures							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 24-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 4377 **Lot** : 1 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$313,100	
Total	\$313,100	
Importance Code C	\$313,100	
Total	\$313,100	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$1,800		\$400	\$2,200
Total	\$1,800		\$400	\$2,200
Importance Code A	\$800			
Importance Code B			\$400	\$2,200
Importance Code C	\$1,000			
Total	\$1,800		\$400	\$2,200



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

DEPARTMENT OF SANITATION - 827
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	35%			LIFE	* *	5-10	\$1,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Concrete Wall Supporting DSNY Parking Lot And Extending Under Roadway							
	No Component	65%							
	Revetment								
	Stone	30%			LIFE	* *	5	\$2,000	
	Stone	70%	4+	\$313,100	LIFE	* *	5	\$2,300	
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : Insufficient Stone Along Length Of Shoreline North Of Marine Transfer Station Access Bridge							
Backfill	Fill								
	Not Accessible	100%							
Surface	Asphalt	60%			2041	* *	5	\$3,800	
		Recent Replace Evident, Extent : N/A, Area Affected : 75%							
		Location : At New DSNY Parking Lot And Roadway							
		Surface Wearing/Scaling, Extent : Light, Area Affected : 25%							
		Location : Parking Area North Of Roadway							
	Concrete	10%			2041	* *	5	\$600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Adjacent To New Asphalt Parking Lot							
	Topsoil	30%			2030		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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : REVETMENT - QUEENS WEST 5 GARAGE
Address : NEWTOWN CREEK 48-01 58 ROAD 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 : 23-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2600 **Lot** : 1 **BIN** :

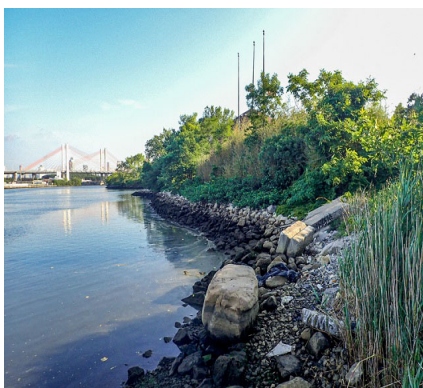
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads		\$1,000		
Total		\$1,000		
Importance Code B		\$1,000		
Importance Code C				
Total		\$1,000		



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

DEPARTMENT OF SANITATION - 827
REVTMENT - QUEENS WEST 5 GARAGE
Asset # : 14019

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Revetment							
	Stone	100%			LIFE	* *	5	\$2,500
			Missing Part, Extent : Light, Area Affected : 5%					
			Location : Light Coverage Southern 40 Feet					
			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%			2029	\$24,900	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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2196 **Lot** : 1 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$81,700	
Total	\$81,700	
Importance Code C	\$81,700	
Total	\$81,700	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$12,000		\$600	\$1,000
Total	\$12,000		\$600	\$1,000
Importance Code A	\$100			\$100
Importance Code B	\$8,300		\$600	\$900
Importance Code C	\$3,600			
Total	\$12,000		\$600	\$1,000



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

DEPARTMENT OF SANITATION - 827
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	**	5-10	\$600	
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers							
	No Component	70%							
	Gravity Wall								
	Stone Gabion	25%			LIFE	**	3	\$300	
	No Component	75%							
	Revetment								
	Stone	55%			LIFE	**	5	\$6,600	
	Stone	10%	2-4	\$81,700	LIFE	**	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Southern 100 Feet								
	Explanation : Inadequate Placement/ Protection								
	No Component	35%							
Sheet Piles	Steel	12%			LIFE	**	10		
		Corrosion, Extent : Light, Area Affected : 30%							
		Location : Exposed Surface Of Sheeting							
	No Component	88%							
Backfill Fill	Topsoil	5%	Now	\$7,200	2072	**			
		Erosion, Extent : Severe, Area Affected : 75%							
		Location : 30 Feet To 60 Feet From South End Of Asset Above Revetment							
	Not Accessible	95%							
Surface	Asphalt	10%	4+	\$1,000	2041	**	5	\$600	
		Settlement, Extent : Moderate, Area Affected : 10%							
		Location : At Terminus Of 216th Street							
	Concrete	5%			2041	**	5	\$600	
	Gravel	65%			2041	**	2-5	\$2,000	
	Topsoil	20%			2030	\$12,000	5	\$900	
		Erosion, Extent : Light, Area Affected : 25%							
	Location : Section 60 Feet To 275 Feet From Southern End Of Asset								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : REVETMENT AND BULKHEAD GOWANUS BAY
Address : 19TH STREET TO 21ST STREET SOUTH OF HOME DEPOT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN4 / 1824 **Yr Built/Renovated** :
Linear Ft : 750 **Project Type** : SANITATION
Date of Survey : 19-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 635 **Lot** : 13 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$1,027,400	
Total	\$1,027,400	
Importance Code A	\$740,800	
Importance Code B	\$164,600	
Importance Code C	\$122,000	
Total	\$1,027,400	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$14,400	\$1,900		
Total	\$14,400	\$1,900		
Importance Code B	\$14,400	\$1,900		
Importance Code C				
Total	\$14,400	\$1,900		



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
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	35%			LIFE	**	5	\$1,600	
	Stone	20%	4+	\$122,000	LIFE	**	5	\$900	
	<i>Settlement, Extent : Light, Area Affected : 80%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Explanation : Light Coverage</i>								
	No Component	45%							
	Sheet Piles								
	Steel	15%	0-2	\$740,800	LIFE	**			
	<i>Corrosion, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Large Holes Visible Below Mean Low Water</i>								
	No Component	55%							
	Not Accessible	30%							
Backfill									
	Fill								
	Gravel	20%	Now	\$14,400	2046	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Above Revetment, Northern 150 Feet</i>								
	<i>Explanation : Fill Loss</i>								
	Not Accessible	80%							
	Surface								
	Concrete	35%	4+	\$104,800	2046	**	5	\$1,500	
	<i>Settlement, Extent : Light, Area Affected : 20%</i>								
	<i>Location : Adjacent To Revetment, Southern 270 Feet</i>								
	Concrete	45%			2034	**	5	\$3,900	
	Concrete	20%	2-4	\$59,900	2046	**	5	\$900	
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Explanation : Undermining</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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 800 **Project Type** : SANITATION
Date of Survey : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 6943 **Lot** : 30 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$209,200	\$380,800
Total	\$209,200	\$380,800
Importance Code A	\$105,400	
Importance Code B	\$103,900	\$380,800
Total	\$209,200	\$380,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$39,600	\$8,200	\$13,400	\$1,000
Total	\$39,600	\$8,200	\$13,400	\$1,000
Importance Code B	\$39,300	\$8,200	\$13,400	\$1,000
Importance Code C	\$300			
Total	\$39,600	\$8,200	\$13,400	\$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
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								
	Concrete	15%			LIFE	**	5-10	\$200	
	Timber	35%			LIFE	**	5	\$300	
	No Component	50%							
Sheet Piles									
	Steel	20%	4+	\$105,400	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Splash Zone At West And East Ends Of Asset							
	Not Accessible	80%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	8%			2045	**	5	\$700	
		Settlement, Extent : Light, Area Affected : 2%							
		Location : One Location 183 Feet From East End, Adjacent To Light Pole							
	Concrete	72%			2045	**	5	\$6,600	
	Not Accessible	20%							
Fender									
	Buffer								
	Rubber	50%			2045	**	4-5	\$10,500	
	No Component	50%							
Facing									
	Timber	10%	4+	\$103,900	2047	**	3	\$3,100	
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : 60 To 126 Feet From East End							
	Timber	50%			2045	**	3	\$15,700	
	No Component	40%							
Piles									
	Steel	25%			2041	**	10		
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Sheet Piles Supporting Timber Facing							
	No Component	50%							
	Not Accessible	25%							
Wales and Chocks									
	Steel	50%			2045	**	3-5	\$18,000	
	Timber	10%	0-2	\$39,300	2047	**	4	\$4,300	
		Rotting/Splitting, Extent : Severe, Area Affected : 50%							
		Location : 60 To 126 Feet From East End							
	No Component	40%							
Deck Elements									
	Railing								
	Steel	45%			2031			\$380,800	
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : West End Of Asset							
	No Component	55%							

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

DEPARTMENT OF SANITATION - 827
S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Asset # : 1823

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Parapet								
	Concrete	40%			2033		* *		
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Offshore Face Of The East Parapet Wall							
	No Component	60%							
Electrical									
	Conduit								
	PVC	12%			2029				
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 130 To 220 Feet From East End							
		Explanation : Conduits							
	No Component	88%							
Lighting Fixture									
	LED	100%			2031				
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 6 Light Fixtures							
		Explanation : Other							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

Asset Name : SALT LOT FACILITY BULKHEAD GOWANUS CANAL CONSERVANCY
Address : 2 2ND AVENUE GOWANUS CANAL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0075.000 / 15266 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : SANITATION
Date of Survey : 09-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 977 **Lot** : 3 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$3,526,400	
Total	\$3,526,400	
Importance Code A	\$3,386,500	
Importance Code B	\$139,900	
Total	\$3,526,400	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$35,000		\$300	
Total	\$35,000		\$300	
Importance Code A				
Importance Code B	\$35,000		\$300	
Total	\$35,000		\$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
SALT LOT FACILITY BULKHEAD GOWANUS CANAL CONSERVANCY
Asset # : 15266

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								
	Timber Crib w/Stone	80%	Now	\$3,017,700	LIFE	* *	4	\$16,300	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Entire Timber Crib Wall</i>							
		<i>Explanation : Collapsed</i>							
	No Component	20%							
	Sheet Piles								
	Steel	20%	2-4	\$368,700	LIFE	* *			
		<i>Corrosion, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Corrosion Holes In Sheeting Across Low Water Elevation</i>							
	No Component	80%							
Backfill									
	Fill								
	Topsoil	80%	Now	\$133,200	2072	* *			
		<i>Erosion, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Along Entire Timber Crib Wall</i>							
	Topsoil	4%	Now	\$6,700	2072	* *			
		<i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Fill Loss Due To Severely Corroded Sheet Piles, Western 140 Feet</i>							
	Not Accessible	16%							
Surface									
	Topsoil	16%			2030	\$6,700	5	\$500	
	Topsoil	4%	Now	\$1,700	2032	\$1,700	5	\$100	
		<i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Fill Loss Due To Severely Corroded Sheet Piles, Western 140 Feet</i>							
	Topsoil	80%	Now	\$33,400	2032	\$33,400	5	\$1,300	
		<i>Erosion, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Along Entire Timber Crib Wall</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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 25-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 301 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$3,322,000	
Total	\$3,322,000	
Importance Code A	\$2,805,500	
Importance Code B	\$449,200	
Importance Code C	\$67,200	
Total	\$3,322,000	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$46,800			\$2,600
Total	\$46,800			\$2,600
Importance Code A				
Importance Code B	\$46,800			\$2,600
Importance Code C				
Total	\$46,800			\$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	65%	Now	\$67,200	LIFE	**	5	\$400		
		Broken, Extent : Severe, Area Affected : 50%								
		Location : Eastern 450 Feet Of Asset								
		Missing Part, Extent : Severe, Area Affected : 50%								
		Location : Eastern 450 Feet Of Asset								
	Concrete	25%			LIFE	**	5	\$200		
	No Component	10%								
	Piles and Bracing Timber	5%	Now	\$111,100	2046	**	4	\$5,100		
		Broken, Extent : Severe, Area Affected : 20%								
		Location : Below Concrete Cap								
	Rotting/Splitting, Extent : Severe, Area Affected : 20%									
	Location : Below Concrete Cap									
	Not Accessible	95%								
Sheet Piles	Steel	100%	Now	\$2,694,500	LIFE	**			1	
		Broken, Extent : Severe, Area Affected : 20%								
		Location : Within Splash Zone For Full Length Of Asset								
		Corrosion, Extent : Severe, Area Affected : 100%								
		Location : Within Splash Zone For Full Length Of Asset								
		Excess Deflection, Extent : Severe, Area Affected : 20%								
		Location : At East End Of Asset								
Backfill	Fill									
	Sand	40%	Now	\$20,400	2061	**	5	\$300		
		Loss of Backfill, Extent : Severe, Area Affected : 50%								
		Location : Full Length Of Asset								
		Settlement, Extent : Severe, Area Affected : 100%								
		Location : Full Length Of Asset								
	Not Accessible	60%								
	Surface	Stone	25%			2046	**	10		
		Stone	10%	Now	\$78,500	2046	**			
		Sinkhole, Extent : Severe, Area Affected : 10%								
		Location : Isolated Locations Behind Sheeting At Western 200 Feet								
Topsoil		65%	Now	\$26,400	2031	\$26,400	5	\$1,000		
		Erosion, Extent : Severe, Area Affected : 100%								
		Location : Eastern 450 Feet								
		Settlement, Extent : Severe, Area Affected : 50%								
		Location : Eastern 450 Feet								
		Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Eastern 450 Feet									
	Explanation : Sinkholes									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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
Fender									
	Wales and Chocks								
	Steel	50%	Now	\$203,100	2046	* *	3-5	\$12,800	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Full Length Of Asset							
		Corrosion, Extent : Severe, Area Affected : 100%							
		Location : Full Length Of Asset							
	Timber	50%	Now	\$167,600	2046	* *	4	\$18,500	
		Missing Part, Extent : Severe, Area Affected : 80%							
		Location : Full Length Of Asset							
		Rotting/Splitting, Extent : Moderate, Area Affected : 100%							
		Location : Full Length Of Asset							

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

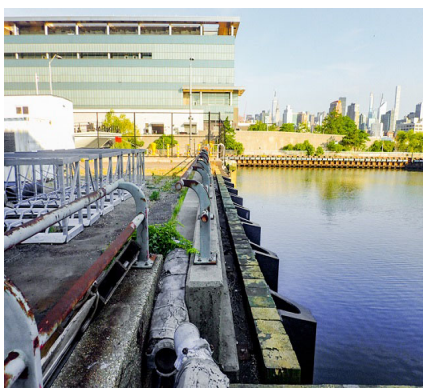
Print Date : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 23-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2525 **Lot** : 1 **BIN** :

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Bulkheads	\$58,400	\$841,900
Total	\$58,400	\$841,900
Importance Code B	\$58,400	\$841,900
Total	\$58,400	\$841,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$35,300	\$5,100	\$5,400	\$600
Total	\$35,300	\$5,100	\$5,400	\$600
Importance Code B	\$35,300	\$5,100	\$5,400	\$600
Total	\$35,300	\$5,100	\$5,400	\$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
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Asset # : 1822

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Sheet Piles							
	Steel	2%			LIFE	**		
		Corrosion, Extent : Light, Area Affected : 50%						
		Location : Top Of Wall, East Side						
		Displaced Elements, Extent : Light, Area Affected : 15%						
		Location : Sheet Pile Is Separating From Concrete Coping With Gap Up To 3 Inches Wide						
		On East Side						
	Not Accessible	98%						
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	80%			2040	**	5	\$4,100
		Cracking, Extent : Light, Area Affected : 5%						
		Location : Isolated Locations						
	Not Accessible	20%						
Fender	Buffer							
	Rubber	10%			2040	**	4-5	\$1,300
	No Component	90%						
	Facing							
	Timber	50%			2040	**	3	\$8,800
	Timber	10%	2-4	\$58,400	2046	**	3	\$1,800
		Rotting/Splitting, Extent : Moderate, Area Affected : 30%						
		Location : Eastern 60 Feet Of Asset						
	No Component	40%						
Wales and Chocks	Timber	40%			2040	**	4	\$14,700
		Rotting/Splitting, Extent : Light, Area Affected : 50%						
		Location : Isolated On Upper Wale						
	Timber	10%	2-4	\$22,100	2046	**	4	\$2,400
		Rotting/Splitting, Extent : Moderate, Area Affected : 100%						
		Location : Eastern 60 Feet Of Asset						
	Not Accessible	50%						
Deck Elements	Railing							
	Steel	90%			2029	\$428,500		
		Corrosion, Extent : Light, Area Affected : 40%						
		Location : Entire Railing						
		Missing Coating, Extent : Moderate, Area Affected : 85%						
		Location : Entire Railing						
	Steel	10%	Now	\$9,500	2029	\$47,600		
		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	95%			2032	\$347,500			
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%									
Location : Entire Parapet Wall									
	Concrete	5%	4+	\$3,700	2032	\$18,300			
Spalling, Extent : Moderate, Area Affected : 10%									
Location : At Areas With Railing Impact Damage And Isolated Locations									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 27-Aug-2021

DEPARTMENT OF SANITATION - FY 2022

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 : 25-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 306 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Bulkheads	\$28,100	\$200	\$3,800	
Total	\$28,100	\$200	\$3,800	
Importance Code B		\$200	\$3,800	
Importance Code C	\$28,100			
Total	\$28,100	\$200	\$3,800	



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

DEPARTMENT OF SANITATION - 827
STONE REVETMENT AT NEW FULTON FISH MARKET

Asset # : 1826

Bulkheads		Current Repair			Future Replacement		Maintenance		
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	\$28,100	LIFE	* *	5	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Vehicle Impact Damage At Isolated Locations							
	Concrete	90%			LIFE	* *	5	\$600	
	Revetment								
	Stone	100%			LIFE	* *	5	\$4,400	
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	90%			2040	* *	5	\$7,600	
	Topsoil	10%			2029	\$4,400	5	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827

Project : SANITATION

CAPITAL		FY 2023 - 2026		FY 2027 - 2032
Miscellaneous Buildings		395,200		86,900
EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Miscellaneous Buildings	30,200	6,800	7,400	6,700

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	119,400	6,700
1850	FRESH KILLS I OFFICE 2	168	0	8,600
1851	FRESH KILLS I GUARD HOUSE	128	0	6,500
1852	FRESH KILLS I OFFICE 3	600	23,900	6,700
1853	FRESH KILLS II PUMP HOUSE	980	58,000	3,300
1854	FRESH KILLS II GENERATOR HOUSE	400	15,900	4,400
1855	FRESH KILLS II SCALE HOUSE	780	46,200	2,600
1856	FRESH KILLS II WALKWAY	3,690	218,600	12,300

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.