

Print Date : 09-Sep-2014

TAXI & LIMOUSINE COMMISSION - FY 2015

Asset Name : WOODSIDE INSPECTION FACILITY TLC ENFORCE. SAFETY & EMISSIONS
Address : 24-55 BQE WEST @ 25TH AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : TLC0001.000 / 14462 **Yr Built/Renovated** : 1950 / 2012
Area Sq Ft : 54,226 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 24-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1016 **Lot** : 45 **BIN** : 4022499

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$639,400	\$746,400
Interior Architecture	\$569,500	\$430,800
Electrical	\$121,200	\$49,700
Mechanical	\$178,200	\$38,900
Total	\$1,508,300	\$1,265,800
Priority A	\$639,400	\$746,400
Priority B	\$510,100	\$88,600
Priority C	\$358,800	\$430,800
Total	\$1,508,300	\$1,265,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$42,100		\$14,000	
Interior Architecture	\$6,400			\$56,700
Electrical	\$5,300	\$4,400	\$11,100	\$4,400
Mechanical	\$36,100	\$7,000	\$28,200	\$7,000
Total	\$89,900	\$11,400	\$53,300	\$68,100
Priority A	\$42,100		\$14,000	
Priority B	\$45,800	\$11,400	\$39,300	\$11,400
Priority C	\$2,000			\$56,700
Total	\$89,900	\$11,400	\$53,300	\$68,100



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Asset # : 14462

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$23,500	LIFE	* *	5	\$43,900	A
Vertical Cracks, Extent : Light, Area Affected : 10%								
Location : East And South Elevations								
Concrete Masonry Unit	50%	Now	\$343,000	LIFE	* *	5	\$27,500	A
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : Service Garage								
Masonry: Brick	30%	Now	\$226,200	LIFE	* *	5	\$26,400	A
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : West Facade, Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Along B Q E Facade								
Staining/Discoloring, Extent : Light, Area Affected : 75%								
Location : Various Locations Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Along B Q E Facade								
Metal Sect. OHD	10%			2028	* *	5	\$27,500	A
Windows								
Aluminum	90%	0-2	\$8,800	2039	* *	5	\$1,100	A
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Glass Block	2%			LIFE	* *	5		A
Steel	8%	Now	\$9,800	2048	* *	5	\$1,200	A
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Remaining Steel Windows								
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : Remaining Steel Windows								
Parapets								
Concrete Masonry Unit	85%			LIFE	* *	5	\$2,900	A
Masonry: Brick	10%			LIFE	* *	5	\$300	A
Metal Panel	5%			2033	* *	5	\$600	A
Roof								
Modified Bitumen	100%	Now	\$70,200	2023	\$702,500			A
Drains Clogged, Extent : Moderate, Area Affected : 2%								
Location : By Roof Top Units								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Around Roof Top Units								
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Lanes 4 And 5 Of Garage								

Interior

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Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Floors									
Carpet	5%			2019	\$49,100	3	\$8,100	C	
Cast in Place Concrete	40%	Now	\$64,000	LIFE	* *	5	\$71,000	C	
	Horizontal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Throughout Service Garage Area, Stairwell								
	Uneven Surface, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Service Garage Area								
Vinyl Tile	55%	Now	\$107,900	2023	\$359,800	3	\$16,700	C	
	Adhesion Failure, Extent : Severe, Area Affected : 10%								
	Location : Baseboards Along Corridors								
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room								
	Split/Cracked, Extent : Severe, Area Affected : 20%								
	Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room								
	Uneven Surface, Extent : Severe, Area Affected : 10%								
	Location : Throughout Corridors								
Interior Walls									
Concrete Masonry Unit	50%	Now	\$186,900	LIFE	* *	5	\$11,800	C	
	Diagonal Cracks, Extent : Severe, Area Affected : 20%								
	Location : Throughout Service Garage Area								
	Horizontal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Staircase Along B Q E								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Service Garage Area								
	Vertical Cracks, Extent : Severe, Area Affected : 60%								
	Location : Throughout Corners And At The Vertical Piers In Service Garage								
Glass Block	5%			LIFE	* *			C	
Gypsum Board	45%			LIFE	* *	5	\$16,000	C	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Corridors								
Ceilings									
AcousTileSusp.Lay-In	35%	Now	\$4,400	2028	* *	5	\$14,200	B	
	Broken/Missing Elements, Extent : Light, Area Affected : 30%								
	Location : Rooms 201 And 218								
	Staining/Discoloring, Extent : Moderate, Area Affected : 70%								
	Location : Various Locations Throughout								
Exposed Struc: Steel	65%	4+	\$210,600	LIFE	* *			B	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 70%								
	Location : Throughout Service Service Garage Ceiling								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
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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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	* *	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 1600 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2033	* *	5	\$200	B
	Raceway								
	Conduit	100%			2033	* *	1		B
	Panelboards								
	Fused Disc Sw	10%			2031	* *	5	\$100	B
	Molded Case Bkrs	90%			2031	* *	5	\$1,300	B
	Wiring								
	Thermoplastic	100%			2033	* *	1		B
	Motor Controllers								
	Locally Mounted	100%			2021	\$25,900	5	\$400	B
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$800	B
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2028	* *	1	\$16,700	B
	Generators								
	Diesel	100%			2019	\$74,500	1	\$21,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : Emergency Diesel Generator Rated @ 230 Kw							
	Batteries								
	Lead/Acid	100%	Now	\$600	2018	\$600	5	\$1,000	B
		Corroded Terminals, Extent : Severe, Area Affected : 100%							
		Location : Outside							
	Fuel Storage								
	Main Tank	100%			2038	* *	5	\$1,600	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : 550 Gallons Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	* *	10	\$14,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
		Explanation : T-5 Lamps							
	Fluorescent	70%			2031	* *	10	\$34,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	30%			2028	**	10	\$3,900	B
Exit, LED	20%			2051	**	1		B
Exit, Service	20%			2023	\$1,500	1		B
Exit, Battery	30%			2028	**	10	\$1,100	B
Exterior Lighting								
HID	100%			2031	**	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%	Now	\$46,600	2033	**	1	\$5,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
<i>Explanation : Not Operational</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 Code
Heating								
Energy Source								
Electricity	1%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Operator Booths</i>								
<i>Explanation : Electric Strip Heaters In Place</i>								
Natural Gas	99%			2043	**	1		B
Conversion Equipment								
Furnace	20%	2-4	\$12,600	2033	**	1	\$4,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Gas Fired Rooftop Units Beyond Useful Life</i>								
Furnace	20%			2031	**	1	\$5,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Newly Installed Gas Fired Packaged Rooftop Units</i>								
Hot Water Boiler	30%			2028	**	1	\$8,000	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								
Radiant Heater	30%			2033	**	2	\$7,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inspection Garage</i>								
<i>Explanation : Newly Installed Infrared Radiant Heater</i>								

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Heating								
Distribution								
Ductwork/Diffusers	50%	Now	\$38,400	LIFE	* *	2-5	\$15,100	B
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Roof							
Hot Wtr Piping/Pump	50%			2048	* *	4	\$2,000	B
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Boiler Room							
	Explanation : Newly Installed Hot Water Circulating Pump							
Terminal Devices								
Convactor/Radiator	60%			2028	* *	1	\$10,500	B
No Component	40%							D
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2018	\$101,700	2	\$1,000	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : On Extended Life							
Ext Pkg Unit - Heating/Cooling	30%			2031	* *	2	\$1,000	B
Window/Wall Unit	10%			2021	\$10,600	1		B
No Component	30%							D
Distribution								
Ductwork/Diffusers	100%	Now	\$38,200	LIFE	* *	2	\$70,600	B
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$9,100	B
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : Inspection Lanes							
	Explanation : Soft Fresh Air Supply Ducts							
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$21,200	B
Exhaust Fans								
Roof	50%			2023	\$20,400	2	\$800	B
Wall Unit	50%			2023	\$38,900	2	\$800	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Westside Of Faciliity							
	Explanation : Fresh Air Intake Fans							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B

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Plumbing	Water Heater								
	Gas Fired	100%			2016	\$12,000	2	\$800	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 75 Gallons With Additional Storage Tank. Storage Tank Needs To Be Insulated							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$7,200	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Inspection Garage Floor Drains							
	Fixtures								
	Generic	100%							B
Fire Suppression	Sprinkler								
	Generic	100%			2043	* *	1-2	\$15,200	B

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