

Print Date : 23-Oct-2015

**TAXI & LIMOUSINE COMMISSION - FY 2016**

**Asset Name** : WOODSIDE INSPECTION FACILITY TLC ENFORCE. SAFETY & EMISSIONS  
**Address** : 24-55 BOE 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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$658,800	\$767,700
Interior Architecture	\$586,700	\$441,700
Electrical	\$112,400	\$49,700
Mechanical	\$183,600	\$40,100
<b>Total</b>	<b>\$1,541,500</b>	<b>\$1,299,200</b>
Importance Code A	\$658,800	\$767,700
Importance Code B	\$690,200	\$531,500
Importance Code C	\$192,600	
<b>Total</b>	<b>\$1,541,500</b>	<b>\$1,299,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$43,400	\$14,000		
Interior Architecture	\$4,500		\$52,600	\$5,600
Electrical	\$5,200	\$11,900	\$4,400	\$4,400
Mechanical	\$39,300	\$4,100	\$31,100	\$4,800
<b>Total</b>	<b>\$92,400</b>	<b>\$30,100</b>	<b>\$88,100</b>	<b>\$14,800</b>
Importance Code A	\$59,200	\$16,000	\$3,400	\$1,900
Importance Code B	\$33,200	\$14,000	\$84,700	\$12,900
Importance Code C				
<b>Total</b>	<b>\$92,400</b>	<b>\$30,100</b>	<b>\$88,100</b>	<b>\$14,800</b>



Note : 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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**WOODSIDE INSPECTION FACILITY TLC ENFORCE. SAFETY & EMISSIONS**  
**Asset # : 14462**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$24,200	LIFE	**	5	\$43,900	
	<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>							
	<i>Location : East And South Elevations</i>							
Concrete Masonry Unit	50%	Now	\$353,400	LIFE	**	5	\$27,500	
	<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Service Garage</i>							
Masonry: Brick	30%	Now	\$233,000	LIFE	**	5	\$26,400	
	<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : West Facade, Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Along B Q E Facade</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>							
	<i>Location : Various Locations Throughout</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Along B Q E Facade</i>							
Metal Sect. OHD	10%			2028	**	5	\$27,500	
Windows								
Aluminum	90%	0-2	\$9,100	2039	**	5	\$1,100	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Main Entrance</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Main Entrance</i>							
Glass Block	2%			LIFE	**	5		
Steel	8%	Now	\$10,100	2048	**	5	\$1,200	1
	<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Remaining Steel Windows</i>							
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Remaining Steel Windows</i>							
Parapets								
Concrete Masonry Unit	85%			LIFE	**	5	\$2,900	
Masonry: Brick	10%			LIFE	**	5	\$300	
Metal Panel	5%			2033	**	5	\$600	
Roof								
Modified Bitumen	100%	Now	\$72,400	2023	\$723,800			
	<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : By Roof Top Units</i>							
	<i>Ponding, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Around Roof Top Units</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Over Lanes 4 And 5 Of Garage</i>							
Interior								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2019	\$50,600	3	\$6,100	
Cast in Place Concrete	40%	Now	\$65,900	LIFE	**	5	\$71,000	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Service Garage Area, Stairwell</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Service Garage Area</i>								
Vinyl Tile	55%	Now	\$111,200	2023	\$370,700	3	\$16,700	
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Baseboards Along Corridors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$192,600	LIFE	**	5	\$11,800	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Service Garage Area</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staircase Along B Q E</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Service Garage Area</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Corners And At The Vertical Piers In Service Garage</i>								
Glass Block	5%			LIFE	**			
Gypsum Board	45%			LIFE	**	5	\$16,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Ceilings								
AcousTileSusp.Lay-In	35%	Now	\$4,500	2028	**	5	\$14,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Rooms 201 And 218</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Various Locations Throughout</i>								
Exposed Struc: Steel	65%	4+	\$217,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout Service Service Garage Ceiling</i>								

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

Under 600 Volts

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

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	30%			2028	**	10	\$3,900	
Exit, LED	20%			2051	**	1		
Exit, Service	20%			2023	\$1,200	1		
Exit, Battery	30%			2028	**	10	\$1,100	
<hr/>								
Exterior Lighting								
HID	100%			2031	**	10	\$200	
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%	Now	\$48,100	2033	**	1	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
<i>Explanation : Not Operational</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Electricity	1%			2033	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Operator Booths</i>								
<i>Explanation : Electric Strip Heaters In Place</i>								
<hr/>								
Natural Gas	99%			2043	**	1		
<hr/>								
Conversion Equipment								
Furnace	20%	2-4	\$12,900	2033	**	1	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Gas Fired Rooftop Units Beyond Useful Life</i>								
<hr/>								
Furnace	20%			2031	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Newly Installed Gas Fired Packaged Rooftop Units</i>								
<hr/>								
Hot Water Boiler	30%			2028	**	1	\$8,000	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								
<hr/>								
Radiant Heater	30%			2033	**	2	\$7,500	
<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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Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Distribution								
Ductwork/Diffusers	50%	Now	\$39,500	LIFE	**	2-5	\$15,100	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Hot Wtr Piping/Pump	50%			2048	**	4	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Newly Installed Hot Water Circulating Pump</i>								
Terminal Devices								
Convactor/Radiator	60%			2028	**	1	\$10,500	
No Component	40%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2018	\$104,800	2	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
Ext Pkg Unit - Heating/Cooling	30%			2031	**	2	\$1,000	
Window/Wall Unit	10%			2021	\$10,900	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	100%	Now	\$39,300	LIFE	**	2	\$70,600	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Inspection Lanes</i>								
<i>Explanation : Soft Fresh Air Supply Ducts</i>								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$21,200	
Exhaust Fans								
Roof	50%			2023	\$21,100	2	\$800	
Wall Unit	50%			2023	\$40,100	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Westside Of Facility</i>								
<i>Explanation : Fresh Air Intake Fans</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		

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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Water Heater Gas Fired	100%			2017	\$12,300	2	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 75 Gallons With Additional Storage Tank. Storage Tank Needs To Be Insulated</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	0-2	\$7,400	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Inspection Garage Floor Drains</i>						
Fixtures Generic	100%							
Fire Suppression Sprinkler Generic	100%			2043	**	1-2	\$15,200	

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