

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 05-Aug-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2  
**Block** : 4974 **Lot** : 28 **BIN** : 2090261

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,299,600	\$843,800
Interior Architecture	\$2,704,700	\$375,000
Electrical		\$549,600
Mechanical	\$174,600	\$209,700
<b>Total</b>	<b>\$5,178,900</b>	<b>\$1,978,000</b>
Importance Code A	\$2,299,600	\$885,300
Importance Code B	\$2,328,300	\$1,092,700
Importance Code C	\$551,100	
<b>Total</b>	<b>\$5,178,900</b>	<b>\$1,978,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$4,200			
Interior Architecture	\$29,300			\$1,400
Electrical	\$2,600	\$900	\$4,100	\$900
Mechanical	\$77,900	\$23,600	\$36,300	\$24,400
<b>Total</b>	<b>\$113,900</b>	<b>\$24,400</b>	<b>\$40,400</b>	<b>\$26,700</b>
Importance Code A	\$36,400	\$5,700	\$5,700	\$5,700
Importance Code B	\$48,200	\$18,700	\$34,700	\$21,000
Importance Code C	\$29,300			
<b>Total</b>	<b>\$113,900</b>	<b>\$24,400</b>	<b>\$40,400</b>	<b>\$26,700</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.

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	50%	Now	\$438,000	LIFE	**	5	\$74,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$823,700	2031	**	5	\$116,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$66,400	2042	**	5	\$2,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$4,200	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	100%	0-2	\$96,900	LIFE	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
<b>Roof</b>								
Built-Up (BUR)	85%	Now	\$130,700	2026	\$653,300			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanics Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	15%	Now	\$743,900	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	75%	Now	\$522,300	LIFE	**	5	\$375,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	0-2	\$86,500	2035	**	5	\$22,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$94,900	2036	**	3	\$4,300	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	15%	Now	\$259,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	0-2	\$202,800	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	0-2	\$27,400	LIFE	**	5	\$3,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$1,900	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	2-4	\$88,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	Now	\$225,700	2031	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%	Now	\$754,100	LIFE	**	5	\$12,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
Exposed Struc: Steel	40%	4+	\$470,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps; One 800 Amps &amp; One 600 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$500	
<b>Raceway</b>								
Conduit	100%			2036	**	1		

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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>	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$53,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	50%			2031	**	10	\$1,900	
Egress Lighting								
Exit, Service	50%			2031	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Battery	50%			2031	**	10	\$3,900	
Exterior Lighting								
HID	100%			2026	\$427,800	10	\$400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	**	5	\$3,400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2021	\$68,500	1	\$8,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**			

<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>	
Heating								
Energy Source								
Fuel Oil No 2	25%			2036	**	5	\$9,000	
Natural Gas	75%			2036	**	1		

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

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>								
Conversion Equipment								
Furnace	20%	Now	\$27,700	2036	**	1	\$10,300	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Approximately 15 Old Gas Fired Modine Units</i>								
Furnace	30%			2031	**	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Garage</i>								
<i>Explanation : Approximately 25 Gas Fired Modine Units</i>								
Furnace	30%			2021	\$41,500	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
<i>Explanation : 4 Old Gas Fire Units</i>								
Hot Water Boiler	20%			2039	**	1	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2034	**	4	\$1,700	
No Component	80%							
<b>Terminal Devices</b>								
Air Handler	15%			2021	\$91,600	1	\$10,800	
Convactor/Radiator	5%			2031	**	1	\$1,900	
No Component	80%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Int Pkg Unit - Cooling	10%			2020	\$145,900	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1 Very Old Unit At 2nd Floor Fan Room</i>								
Window/Wall Unit	10%			2021	\$23,300	1		
No Component	80%							
Heat Rejection								
Air Condenser Unit	10%			2021	\$4,500	2	\$8,100	
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$102,400	
Exhaust Fans								
Interior	15%			2021	\$18,800	2	\$500	
Roof	85%			2026	\$76,600	2	\$3,000	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>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>Plumbing</b>								
	Water Heater							
	Gas Fired	70%			2025	\$18,400	2	\$1,200
	Gas Fired	30%			2019	\$7,900	2	\$500
	Sanitary Piping							
	Cast Iron	100%	Now	\$12,300	LIFE	* *	1	
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Water Backup At Wash Bay And Garage Floor During Rain</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sewage Ejector(s)							
	Electric	100%			2026	\$10,800	4	\$2,500
	Fixtures							
	Generic	100%						
			<i>Leaking Connections, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Toilets And Showers</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2036	* *	1-5	\$58,500
	Sprinkler							
	Generic	100%			2036	* *	1-2	\$32,500
	Fire Pump							
	Generic	100%	Now	\$8,400	2029	* *	1	\$19,500
			<i>Corroded, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Water Supply Room</i>					
	Chemical System							
	Generic	100%			2021	\$25,500	1-3	\$55,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Top Of Gas Refill Stations, Garage</i>					
			<i>Explanation : 2 Sets</i>					

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : BRONX 6 & 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** : 19-Aug-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2953 **Lot** : 21 **BIN** : 2097278

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,637,200	\$147,400
Interior Architecture	\$693,100	\$159,600
Electrical		\$546,800
Mechanical	\$130,800	\$1,069,900
<b>Total</b>	<b>\$2,461,100</b>	<b>\$1,923,600</b>
Importance Code A	\$1,637,200	\$174,200
Importance Code B	\$823,900	\$1,749,400
<b>Total</b>	<b>\$2,461,100</b>	<b>\$1,923,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$46,400			
Interior Architecture	\$20,900		\$12,600	\$4,900
Electrical	\$1,200		\$1,100	
Mechanical	\$127,600	\$13,500	\$42,800	\$16,500
<b>Total</b>	<b>\$196,100</b>	<b>\$13,500</b>	<b>\$56,500</b>	<b>\$21,400</b>
Importance Code A	\$81,700	\$3,700	\$3,700	\$3,700
Importance Code B	\$93,600	\$9,800	\$52,800	\$17,700
Importance Code C	\$20,900			
<b>Total</b>	<b>\$196,100</b>	<b>\$13,500</b>	<b>\$56,500</b>	<b>\$21,400</b>



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

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	70%	Now	\$336,700	LIFE	**	5	\$92,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Columns Flanking Doors</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	27%	2-4	\$393,100	2039	**	5	\$55,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$25,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	92%	Now	\$199,200	2042	**	5	\$8,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Glass Block	5%			LIFE	**	5	\$1,100	
Metal Louvers	3%			2035	**	10	\$3,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	60%	Now	\$53,200	LIFE	**	5	\$4,700	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i> <i>Location : Interior Face Of All Built-up Parapets</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i> <i>Location : Interior Face Of High Walls &amp; Throughout</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i> <i>Location : Steel Supports At Openings Of Built-up Parapets</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 25%</i> <i>Location : Interior Face Of High Walls &amp; Throughout</i>								
Masonry: Brick	20%	Now	\$23,600	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout</i>								
Metal Rail	15%	2-4	\$8,200	2039	**	5	\$7,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i>								
Roof								
Modified Bitumen	95%	Now	\$577,800	2036	**			1
<i>Blisters, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i> <i>Debris Present, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> <i>Location : Interior Side Of Perimeter Wall And At Roof Penetrations</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : 6a Garage, 6 Lockerrooms</i>								
Skylight, Metal/Glass	5%	Now	\$77,100	2046	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i> <i>Location : At East Entry Overhang</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> <i>Location : Perimeter Of All Skylights</i>								

## 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**  
**BRONX 6 & 6A GARAGE**  
**Asset # : 2008**

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	65%	Now	\$74,100	LIFE	**	5	\$159,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Both Garages</i>								
Ceramic Tile	5%			2035	**	5	\$5,600	
Quarry Tile	15%			2039	**	5	\$25,300	
Vinyl Tile	15%	Now	\$139,800	2036	**	3	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	50%			LIFE	**	5	\$18,200	
Glass Block	5%			LIFE	**	10	\$900	
Glass: Single Pane	5%			LIFE	**	5	\$3,400	
SGFT/Glazed Masonry	40%			LIFE	**	10	\$9,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	Now	\$133,000	2039	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Second Floor In 6/6a &amp; Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Exposed Struc: Steel	75%	4+	\$346,300	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2036	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$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**  
**BRONX 6 & 6A GARAGE**  
**Asset # : 2008**

<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>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	90%			2034	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$2,100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Water Main, Garage 6 A</i>					
			<i>Explanation : Connected With Main Water Pipe</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2031	**	10	\$27,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%			2031	**	10	\$3,400	
			<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
HID	55%			2031	**	10	\$1,300	
Egress Lighting								
Emergency, Battery	70%			2026		10	\$12,700	
Exit, Service	30%			2026		1	\$5,900	
Exterior Lighting								
HID	100%			2026		10	\$300	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026			\$169,200	

<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>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	85%			2036	**	1		
Interruptible Gas/Dual Fuel	15%			2036	**	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 6 & 6A GARAGE**  
**Asset # : 2008**

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									
Conversion Equipment									
Furnace	35%	Now	\$31,300	2036	**	1	\$11,700		
<i>Abandoned in Place, Extent : Severe, Area Affected : 35%</i>									
<i>Location : 7 Roof Top Units, Roof</i>									
Furnace	30%	Now	\$2,700	2021	\$26,800	1	\$10,000		
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Garage</i>									
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : Garage</i>									
<i>Explanation : 25 Units</i>									
Furnace	20%			2031	**	1	\$7,400		
Hot Water Boiler	15%			2031	**	1	\$5,600		
<i>Damaged, Extent : Light, Area Affected : 5%</i>									
<i>Location : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>									
<i>Other Observation, Extent : Light, Area Affected : 15%</i>									
<i>Location : 2 Boiler Rooms</i>									
<i>Explanation : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>									
Distribution									
Hot Wtr Piping/Pump	15%			2025	\$55,200	4	\$800		
No Component	85%								
Terminal Devices									
Convactor/Radiator	15%			2024	\$103,800	1	\$3,600		
No Component	85%								
Air Conditioning									
Energy Source									
Electricity	100%			2034	**	1			
Conversion Equipment									
Ext Pkg Unit - Cooling	20%	0-2	\$67,600	2036	**	2	\$700		
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Roof, All Cooling Ext Pkg Units Need Repair Or Replacement</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>									
<i>Location : Roof</i>									
No Component	80%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	4+	\$63,200	LIFE	**	2-5	\$41,800		
<i>Needs Cleaning, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Throughout</i>									
Exhaust Fans									
Roof	50%	Now	\$2,900	2021	\$29,100	2	\$900		
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Roof</i>									
Roof	50%	Now	\$29,100	2036	**	2	\$900		
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Not In Service, Roof</i>									
Plumbing									

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Estimates are rounded to the nearest hundred dollars.

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

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

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	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	**	1		
Galv Iron/Steel	50%	0-2	\$5,500	2031	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Water Supply Room</i>							
Water Heater								
Gas Fired	50%			2021	\$8,500	2	\$500	
Oil Fired	50%	Now	\$11,400	2026	\$11,400	1	\$1,000	
	<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Boiler Room</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$31,800	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Wash Bay Area</i>							
	<i>Cracked, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Under Truck Path</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$37,800	
Sprinkler								
Generic	100%			2026	\$855,000	1-2	\$21,000	
Chemical System								
Generic	100%			2019	\$25,500	1-3	\$55,000	

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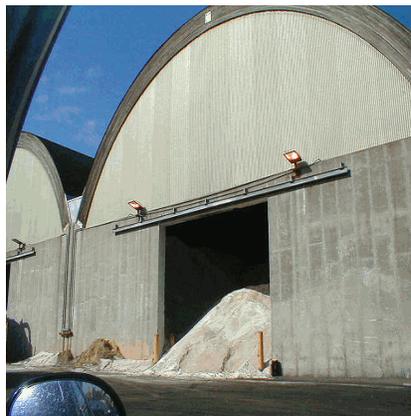
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : BRONX 6 & 6A GARAGE SALT STORAGE BUILDING  
**Address** : EAST 176 STREET & 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** : 19-Aug-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2953 **Lot** : 21 **BIN** : 2097278

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$64,300	
Interior Architecture	\$271,500	
Electrical		\$38,400
<b>Total</b>	<b>\$335,800</b>	<b>\$38,400</b>
Importance Code A	\$64,300	
Importance Code B	\$271,500	\$38,400
<b>Total</b>	<b>\$335,800</b>	<b>\$38,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$72,200			
Interior Architecture	\$16,100			
Electrical	\$7,500			
Mechanical				
<b>Total</b>	<b>\$95,800</b>			
Importance Code A	\$72,200			
Importance Code B	\$23,600			
<b>Total</b>	<b>\$95,800</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 & 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	\$64,300	LIFE	**	5	\$19,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entrance, Interior Sill At Base Of Fiberglass Panels</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Interior &amp; Exterior Of Sheds And Entry Points</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%	Now	\$11,700	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Fiberglass Panel	10%	Now	\$1,400	2035	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
Masonry: Brick Cavity	10%	Now	\$4,700	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wall</i>								
Wood	5%	Now	\$8,300	2039	**	5	\$800	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</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**  
**BRONX 6 & 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
<b>Exterior</b>								
<b>Parapets</b>								
Cast in Place Concrete	90%	Now	\$7,700	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Wall</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North &amp; South Facades</i>								
Pre-Cast Concrete	10%	Now	\$500	LIFE	**	5	\$400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping On South Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping On South Wall</i>								
<b>Roof</b>								
Asphalt Shingle	90%	Now	\$31,900	2041	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$6,000	2036	**			1
<i>Debris Present, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section Between Barrel Roofs And Butresses</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section Between Barrel Roofs And Butresses</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%			LIFE	**	5	\$32,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Presence Of Salt Piles Prevented Full Examination</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**  
**BRONX 6 & 6A GARAGE SALT STORAGE BUILDING**  
**Asset # : 3001**

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

Exposed Struc: Wood	100%	Now	\$271,500	LIFE			* *	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Near Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structural Damage</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	

## Under 600 Volts

## Raceway

Conduit	100%			2026	\$3,700	1		
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## Panelboards

Molded Case Bkrs	100%	0-2	\$7,300	2051		* *	5	\$100
<i>Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Structure</i>								

## Wiring

Thermoplastic	100%			2026	\$8,000	1		
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## Lighting

## Interior Lighting

HID	100%			2021	\$38,400	10		\$200
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## Exterior Lighting

HID	100%			2021	\$20,300	10		
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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	

## Plumbing

## H/C Water Piping

Galv Iron/Steel	100%			2024	\$14,400	1		
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*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Along Side Of Shed*  
*Explanation : Calcium Chloride Spray System*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$3,143,900	\$148,100
Interior Architecture	\$2,512,200	\$162,500
Electrical		\$787,200
Mechanical	\$360,500	\$1,312,100
<b>Total</b>	<b>\$6,016,700</b>	<b>\$2,409,900</b>
Importance Code A	\$3,143,900	\$148,100
Importance Code B	\$1,777,600	\$2,261,800
Importance Code C	\$1,095,200	
<b>Total</b>	<b>\$6,016,700</b>	<b>\$2,409,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$32,100			
Interior Architecture	\$32,700			\$1,400
Electrical	\$84,800		\$200	\$200
Mechanical	\$53,500	\$19,300	\$23,000	\$15,500
<b>Total</b>	<b>\$203,100</b>	<b>\$19,300</b>	<b>\$23,200</b>	<b>\$17,100</b>
Importance Code A	\$45,600	\$8,700	\$8,700	\$8,700
Importance Code B	\$157,600	\$10,600	\$14,400	\$8,400
Importance Code C				
<b>Total</b>	<b>\$203,100</b>	<b>\$19,300</b>	<b>\$23,200</b>	<b>\$17,100</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.

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
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	\$85,600	2041	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$794,500	LIFE	**	5	\$53,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads And Throughout Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads And Throughout Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Building Corners</i>								
Masonry: Brick	25%	Now	\$441,400	LIFE	**	5	\$30,000	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Wall</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Upper Wall</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Wall</i>								
Metal Coiling Doors	10%	Now	\$664,100	2046	**	5	\$18,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$169,500	2031	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</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**  
**BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP**

**Asset # : 4199**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	5%	Now	\$80,400	2051	**	5	\$1,000	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%	Now	\$11,400	2029	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Steel	5%	Now	\$100,200	2051	**	5	\$12,300	
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Area Under Ramp</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Area Under Ramp</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Area Under Ramp</i>							
No Component	85%							
Parapets								
Masonry: Brick	25%	Now	\$190,100	LIFE	**	5	\$3,400	1
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Upper Parapet</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Upper Parapet</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Upper Parapet</i>							
Masonry: Brick	70%	Now	\$159,700	LIFE	**	5	\$9,400	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Corners</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%	Now	\$20,700	LIFE	**	5	\$800	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</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**  
**BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP**

**Asset # : 4199**

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	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	30%	Now	\$147,700	2036	**			
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Lower Roof</i>								
Roll Roofing	70%	Now	\$310,500	2028	**	5	\$64,200	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	80%	Now	\$377,300	LIFE	**	5	\$162,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Area Under Ramp And Shops Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Area Under Ramp</i>								
Ceramic Tile	5%	Now	\$87,900	2041	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Shower Rooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel Plate	3%	4+	\$99,300	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	12%	Now	\$92,500	2036	**	3	\$4,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lunch Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lunch Room</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**  
**BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP**

**Asset # : 4199**

<b>Architecture</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>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$117,700	2041	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	Now	\$378,900	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$598,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room &amp; Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Area Near East Side Exit</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$7,300	2031	**	5	\$2,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Recreation Room</i>								
Exposed Concrete	30%	Now	\$437,800	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Under Ramp Area</i>								
<i>Spalling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Ramp Area</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$29,000	
Exposed Struc: Steel	30%	Now	\$286,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$35,700	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Locker Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Locker Room</i>								

<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>Priority</b>

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**  
**BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP**

**Asset # : 4199**

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	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%	2-4	\$4,700	2056	**	5	\$1,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : No Nameplate Ratings Available. On Extended Life</i>							
<hr/>								
Switchgear / Switchboard								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : The Room Is Locked No Available Keys</i>							
<hr/>								
Raceway								
Conduit	100%			2026	\$30,600	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2025	\$1,900	5	\$100	
Molded Case Bkrs	15%			2025	\$5,600	5	\$300	
Molded Case Bkrs	80%	2-4	\$30,100	2051	**	5	\$900	
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st And 2nd Floors</i>							
<hr/>								
Wiring								
Braided Cloth	65%	2-4	\$17,600	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	35%			2026	\$9,500	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2024	\$9,800	5	\$400	
Locally Mounted	30%	2-4	\$4,200	2046	**	5	\$100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
<hr/>								
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : The Room Is Locked No Available Keys</i>							
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	35%			2026	\$192,800	10	\$28,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices, Locker Room And Shower Rooms</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	60%			2026	\$206,200	10	\$1,700	
HID	5%	Now	\$17,200	2036	**			
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2021	\$58,000	10	\$10,600	
Exit, Service	50%			2021	\$4,800	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.

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

**Asset # : 4199**

<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>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%	0-2	\$74,200	LIFE	**	2-5	\$4,900	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Equipment Fresh Air Intake</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$69,900	
<b>Exhaust Fans</b>								
Roof	60%	Now	\$41,000	2036	**	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Wall Unit	40%			2026	\$52,000	2	\$1,100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	20%			2036	**	1		
Galv Iron/Steel	80%			2024	\$205,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Water Heater</b>								
Gas Fired	100%			2024	\$20,000	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Gas Fired Units</i>								
<b>Sanitary Piping</b>								
Cast Iron	95%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast Iron	5%	0-2	\$9,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South East Corner Of Garage Floor, Severe Blockage Reported</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Sump Pump(s)</b>								
Rigid Piping	35%			2026	\$3,800	4	\$900	
Submersible	65%			2017	\$4,200	4	\$1,600	
<b>Fixtures</b>								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 3rd Floor</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2036	**	1-5	\$44,400	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								

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

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 19-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,MZ,2  
**Block** : 2212 **Lot** : 1 **BIN** : 1082036

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,388,700	\$475,200
Interior Architecture	\$496,900	\$353,700
Mechanical	\$52,700	\$261,700
<b>Total</b>	<b>\$1,938,300</b>	<b>\$1,090,600</b>
Importance Code A	\$1,388,700	\$475,200
Importance Code B	\$549,600	\$615,400
<b>Total</b>	<b>\$1,938,300</b>	<b>\$1,090,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$66,300			
Interior Architecture	\$40,100		\$11,700	\$900
Electrical	\$900		\$800	
Mechanical	\$39,300	\$15,500	\$24,400	\$12,200
<b>Total</b>	<b>\$146,600</b>	<b>\$15,500</b>	<b>\$36,800</b>	<b>\$13,000</b>
Importance Code A	\$72,100	\$5,800	\$5,800	\$5,800
Importance Code B	\$34,400	\$9,700	\$29,800	\$7,300
Importance Code C	\$40,100		\$1,200	
<b>Total</b>	<b>\$146,600</b>	<b>\$15,500</b>	<b>\$36,800</b>	<b>\$13,000</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.

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

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

**Asset # : 4134**

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								
Fiberglass Panel	20%	4+	\$22,400	2029	**	5	\$29,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$415,800	LIFE	**	5	\$47,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhead Doors And Windows Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade, Piers, East Facade</i>								
Masonry: Granite	3%	Now	\$27,200	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	2%	Now	\$16,700	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Window Sills</i>								
Metal Coiling Doors	15%	Now	\$65,200	2031	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$645,000	2051	**	5	\$7,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : A / C Window Unit Locations</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Windows</i>								
Parapets								
Masonry: Brick	100%	Now	\$98,100	LIFE	**	5	\$8,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Side Of Parapet</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade, East Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sides Of Second Floor</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Piers And South West Corners</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  
BRONX DIST.7/8 SANITATION GARAGE**

**Asset # : 4134**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	85%	Now	\$42,800	2026	\$428,100			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor Gym And Officer Pantry</i>								
Skylight, Metal/Glass	15%	4+	\$121,900	2036	* *			
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	80%	Now	\$226,300	LIFE	* *	5	\$243,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor, First Floor</i>								
Ceramic Tile	5%			2029	* *	5	\$7,000	
Quarry Tile	10%			2031	* *	5	\$20,900	
Vinyl Tile	5%	Now	\$57,800	2036	* *	3	\$2,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2029	* *	5	\$2,500	
Concrete Masonry Unit	80%			LIFE	* *	5	\$31,600	
Gypsum Board	10%			LIFE	* *	5-10	\$8,400	
Masonry: Brick	5%	Now	\$18,800	LIFE	* *			
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairwells And 2nd Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Stairwells</i>								
<hr/>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2024	\$110,000	5	\$13,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	* *	5-10	\$52,200	
Exposed Struc: Steel	60%			LIFE	* *	10	\$167,100	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>

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.*

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

**Asset # : 4134**

<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>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$300	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$100	
Molded Case Bkrs	90%			2034	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	25%			2031	**	5	\$100	
Motor Control Center	75%			2031	**	5	\$1,200	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2034	**	10	\$21,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Locker Rm, Fitness Rm &amp; Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	60%			2034	**	10	\$1,100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$7,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10	\$100	
No Component	70%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**			

<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								
Natural Gas	100%			2046	**	1		

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

**Asset # : 4134**

<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>								
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$57,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$4,300	
<hr/>								
Terminal Devices								
Air Handler	50%			2031	**	1	\$18,100	
Convactor/Radiator	30%			2039	**	1	\$5,700	
Fan Coil Unit/Heat	20%			2026	\$170,800	1	\$3,800	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Cooling	20%	0-2	\$52,700	2036	**	2	\$600	
	<i>Broken, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
<hr/>								
Window/Wall Unit	20%			2024	\$23,400	1		
No Component	60%							
<hr/>								
<b>Heat Rejection</b>								
Air Condenser Unit	100%	Now	\$4,600	2026	\$45,600	2	\$32,500	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,600	
<hr/>								
Exhaust Fans								
Roof	100%	Now	\$4,500	2026	\$45,300	2	\$1,400	
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : One Of Seven Units On Roof</i>							
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	30%			2046	**	1		
Galv Iron/Steel	70%			2031	**	1		
<hr/>								
Water Heater								
Gas Fired	100%			2021	\$13,300	2	\$900	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
<hr/>								
Backflow Preventer								
Generic	100%			2026	\$5,500	1	\$3,600	

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

**Asset # : 4134**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
Plumbing								
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$29,500	
Sprinkler								
Generic	100%			2036	* *	1-2	\$16,400	

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,056,900	\$234,800
Interior Architecture	\$697,100	\$172,700
Electrical		\$337,000
Mechanical	\$100,500	\$223,300
<b>Total</b>	<b>\$2,854,400</b>	<b>\$967,800</b>
Importance Code A	\$2,056,900	\$234,800
Importance Code B	\$569,800	\$733,000
Importance Code C	\$227,700	
<b>Total</b>	<b>\$2,854,400</b>	<b>\$967,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$69,700			
Interior Architecture	\$46,300			\$1,200
Electrical	\$50,300		\$1,200	\$600
Mechanical	\$39,000	\$8,600	\$12,600	\$5,900
<b>Total</b>	<b>\$205,400</b>	<b>\$8,600</b>	<b>\$13,800</b>	<b>\$7,700</b>
Importance Code A	\$69,700	\$600		\$600
Importance Code B	\$102,600	\$8,100	\$13,800	\$7,100
Importance Code C	\$33,000			
<b>Total</b>	<b>\$205,400</b>	<b>\$8,600</b>	<b>\$13,800</b>	<b>\$7,700</b>



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**DEPARTMENT OF SANITATION - 827**  
**BRONX DISTRICT 11 GARAGE FORMER INCINERATOR**

**Asset # : 4241**

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 Stone/Terra Cotta	5%	Now	\$248,500	LIFE	**	5	\$46,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Building Base</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	10%	Now	\$25,700	2035	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$918,100	LIFE	**	5	\$77,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$199,200	2031	**	5	\$18,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Stucco Cement	10%	Now	\$33,900	2031	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$458,300	2034	**	5	\$18,700	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2035	**	10	\$12,300	

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**DEPARTMENT OF SANITATION - 827**  
**BRONX DISTRICT 11 GARAGE FORMER INCINERATOR**

**Asset # : 4241**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$50,200	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Coping</i>								
Masonry: Brick	80%	Now	\$182,500	LIFE	**	5	\$10,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners &amp; Throughout Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	Now	\$10,100	2046	**	5	\$2,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%			2034	**	10	\$110,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2009</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	85%	Now	\$160,400	LIFE	**	5	\$172,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area And Corridor Between Incinerator And Garage</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$87,900	2041	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Shower Rooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$77,100	2036	**	3	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Office</i>								

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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 DISTRICT 11 GARAGE FORMER INCINERATOR**  
**Asset # : 4241**

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	50%	Now	\$94,700	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	Now	\$133,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$33,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$7,300	2031	**	5	\$4,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Locker Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Room</i>								
Exposed Concrete	35%	Now	\$51,100	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Garage</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%			LIFE	**	10	\$92,900	
Plaster	5%	Now	\$6,000	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
<b>Electrical</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>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes.</i>								
Fused Disc Sw	50%			2026	\$13,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2026	\$50,100	5	\$100	
Molded Case Bkrs	70%			2026	\$116,900	5	\$1,100	
<b>Raceway</b>								
Conduit	95%			2026	\$44,600	1		
Conduit	5%			2036	**	1		

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**DEPARTMENT OF SANITATION - 827  
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR**

**Asset # : 4241**

<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>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2025	\$4,700	5	\$100	
Molded Case Bkrs	70%			2025	\$66,400	5	\$1,100	
Molded Case Bkrs	20%			2034	**	5	\$300	
Molded Case Bkrs	5%	2-4	\$4,700	2051	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$21,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2026	\$26,900	1		
Thermoplastic	10%			2036	**	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2024	\$59,000	5	\$300	
Locally Mounted	20%	2-4	\$14,800	2046	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	0-2	\$9,300	LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2034	**	10	\$34,100	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	40%			2034	**	10	\$800	
<b>Egress Lighting</b>								
Exit, Service	100%			2026	\$6,700	1		
<b>Exterior Lighting</b>								
HID	100%			2034	**	10	\$200	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2029	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Located In The Stacks Only</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>Priority</b>

Heating

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**DEPARTMENT OF SANITATION - 827**  
**BRONX DISTRICT 11 GARAGE FORMER INCINERATOR**

**Asset # : 4241**

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>								
Energy Source								
Electricity	10%			2036	**	1		
No Component	90%							
<b>Conversion Equipment</b>								
Radiant Heater	10%			2026	\$26,700	2	\$2,900	
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : Incinerators Are No Longer In Service</i>						
<b>Distribution</b>								
Steam Piping/Pump	100%			2026	\$42,300	4	\$4,600	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>Terminal Devices</b>								
Air Handler	90%			2021	\$29,400	1	\$34,500	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Convactor/Radiator	10%			2031	**	1	\$2,000	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout, Locker Rooms And Office Spaces, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>						
<b>Air Conditioning</b>								
Energy Source								
Electricity	10%			2034	**	1		
No Component	90%							
<b>Conversion Equipment</b>								
Window/Wall Unit	10%			2024	\$12,500	1		
No Component	90%							
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	**	2	\$10,100	
		<i>Not in Service, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mezzanine Level</i>						
No Component	90%							
<b>Ventilation</b>								

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**DEPARTMENT OF SANITATION - 827**  
**BRONX DISTRICT 11 GARAGE FORMER INCINERATOR**

**Asset # : 4241**

<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>	
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$52,300	LIFE	**	2-5	\$3,500	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Equipment Fresh Air Intake</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$49,300	
Exhaust Fans								
Roof	100%	0-2	\$48,200	2036	**	2	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$181,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Oil Fired	100%			2021	\$18,800	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One Unit - 275 Gals</i>								
Sanitary Piping								
Cast Iron	10%	0-2	\$13,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tunnel Area, Occassional Blockage Reported</i>								
Cast Iron	90%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backflow Preventer								
Generic	5%	0-2	\$300	2036	**	1	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Water Meter Room</i>								
<i>Explanation : Leaky Back Flow Preventer Observed</i>								
Generic	95%			2026	\$5,600	1	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$31,300	

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : **BROOKLYN 11 SANITATION GARAGE BK S11**  
**Address** : **1824 SHORE PARKWAY**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0036.000 / 122** **Yr Built/Renovated** : **1983 / 2001**  
**Area Sq Ft** : **76,915** **Project Type** : **SANITATION**  
**Date of Survey** : **05-Jun-2013** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **6943** **Lot** : **2** **BIN** : **3378180**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$528,600	\$129,100
Interior Architecture	\$786,500	\$158,100
Electrical	\$351,900	\$126,600
Mechanical	\$135,800	\$1,506,600
<b>Total</b>	<b>\$1,802,700</b>	<b>\$1,920,300</b>
Importance Code A	\$528,600	\$129,100
Importance Code B	\$1,224,100	\$1,791,200
Importance Code C	\$50,000	
<b>Total</b>	<b>\$1,802,700</b>	<b>\$1,920,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$40,500		\$20,800	
Interior Architecture	\$12,700		\$3,600	\$2,600
Electrical	\$6,600	\$6,200	\$5,700	\$6,600
Mechanical	\$32,600	\$8,300	\$49,600	\$8,300
<b>Total</b>	<b>\$92,500</b>	<b>\$14,500</b>	<b>\$79,700</b>	<b>\$17,500</b>
Importance Code A	\$43,900	\$3,400	\$24,300	\$3,400
Importance Code B	\$40,900	\$11,100	\$55,300	\$14,100
Importance Code C	\$7,600			
<b>Total</b>	<b>\$92,500</b>	<b>\$14,500</b>	<b>\$79,700</b>	<b>\$17,500</b>



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

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	60%			LIFE	**	5	\$72,500	
Metal Coiling Doors	30%	Now	\$200,900	2029	**	5	\$56,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2044	**	5	\$18,900	
Window Wall	5%			2044	**	5	\$22,700	
Windows								
Aluminum	100%	Now	\$132,800	2040	**	5	\$8,100	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$8,000	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	0-2	\$32,600	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%	2-4	\$106,300	2029	**			
<i>Alligating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	5%	2-4	\$88,600	2037	**	1		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$158,100	
Ceramic Tile	7%			2039	**	5	\$7,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	3%	4+	\$42,700	2040	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$171,400	2034	**	3	\$7,700	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	55%	2-4	\$50,000	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$7,600	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	25%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	Now	\$203,900	2044	**	5	\$12,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	30%	4+	\$318,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	40%			LIFE	**			
Gypsum Board	5%	Now	\$5,100	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2024	\$1,700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2024	\$47,700	5	\$300	
<b>Raceway</b>								
Conduit	95%			2024	\$8,700	1		
Conduit	5%			2050	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2023	\$1,500	5	\$100	
Molded Case Bkrs	95%			2023	\$27,700	5	\$1,900	
<b>Wiring</b>								
Thermoplastic	5%			2050	**	1		
Thermoplastic	95%			2024	\$18,900	1		

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

<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>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2022	\$11,200	5	\$100	
Motor Control Center	80%			2022	\$10,300	5	\$1,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	60%			2032	* *	10	\$38,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	40%			2032	* *	10	\$900	
Egress Lighting								
Emergency, Battery	45%			2024	\$40,900	10	\$7,500	
Emergency, Battery	5%			2032	* *	10	\$800	
Exit, Service	40%			2024	\$7,300	1		
Exit, Service	10%			2032	* *	1		
Exterior Lighting								
HID	100%			2019	\$283,700	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$68,200	2034	* *	1	\$7,800	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$48,800	

<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>	
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	* *	5	\$21,400	
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$34,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2023	\$338,300	4	\$3,400	

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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 11 SANITATION GARAGE BK S11**

**Asset # : 122**

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								
Terminal Devices								
Convactor/Radiator	20%	Now	\$12,700	2022	\$127,200	1	\$4,000	
<i>Damaged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Unit Heater-Stm/HW	80%			2029	**	4	\$7,600	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	25%	Now	\$77,700	2034	**	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
Window/Wall Unit	10%			2019	\$13,800	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$58,100	LIFE	**	2-5	\$38,500	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sheet Metal Stack Is Broken</i>								
Exhaust Fans								
Roof	100%	Now	\$10,700	2024	\$53,500	2	\$1,700	
<i>Not in Service, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	\$201,100	1		
Water Heater								
Oil Fired	100%			2023	\$20,900	1	\$2,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	**	1	\$4,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2034	**	1-5	\$34,800	
Sprinkler								
Generic	100%			2024	\$786,400	1-2	\$19,300	

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

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	90%	Now	\$1,374,700	LIFE	**	5	\$93,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair(s), Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Stories, No Elevator</i>								
Wood Overhead Doors	10%	Now	\$96,100	2031	**	5	\$25,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$710,300	2051	**	5	\$87,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$20,500	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$279,400	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								

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

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	Priority
Exterior								
Roof								
Modified Bitumen	50%			2036	**	10	\$42,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	50%	Now	\$138,600	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$67,500	LIFE	**	5	\$145,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$25,100	2029	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$147,100	2036	**	3	\$6,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
Interior Walls								
Masonry: Brick	70%	Now	\$287,800	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$22,600	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
SGFT/Glazed Masonry	10%	Now	\$27,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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	20%	Now	\$28,000	2031	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	80%	Now	\$445,300	LIFE	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</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	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$47,700	5	\$300	
Raceway								
Conduit	90%			2026	\$8,200	1		
Conduit	10%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$2,900	5	\$200	
Molded Case Bkrs	80%			2025	\$23,400	5	\$1,400	
Molded Case Bkrs	10%			2034	**	5	\$200	
Wiring								
Thermoplastic	90%			2026	\$18,000	1		
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$39,300	5	\$400	
Locally Mounted	20%			2031	**	5	\$100	

## Ground

Grounding Devices  
Not Accessible

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

## 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**  
**BROOKLYN 12 GARAGE MAIN BUILDING**  
**Asset # : 4196**

<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>								
Interior Lighting Fluorescent	30%			2026	\$90,500	10	\$16,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2021	\$6,000	10	\$1,100	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets And Basement</i>								
HID	68%			2026	\$313,700	10	\$1,300	
Egress Lighting Exit, Service	100%			2021	\$15,600	1		
Exterior Lighting HID	100%			2026	\$243,400	10	\$200	

<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 Interruptible Gas/Dual Fuel	100%			2046	**	1		
Conversion Equipment Hot Water Boiler	100%			2039	**	1	\$29,300	
Distribution Hot Wtr Piping/Pump	10%	0-2	\$29,000	2051	**	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room H W Valve</i>								
Hot Wtr Piping/Pump	90%			2025	\$261,300	4	\$3,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	40%	0-2	\$124,600	2036	**	1	\$13,200	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
Convactor/Radiator	20%	Now	\$10,900	2024	\$109,200	1	\$3,400	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	40%			2026	\$346,100	1	\$7,600	

**Air Conditioning**

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

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
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$23,800	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,200	
Exhaust Fans								
Interior	70%			2021	\$44,700	2	\$1,300	
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Second Floor Mechanical Room</i>						
Roof	30%			2026	\$13,800	2	\$500	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%			2026	\$13,400	2	\$900	
		<i>Recent Installation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,800	4	\$2,500	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
Generic	100%			2026	\$5,600	1	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$29,800	

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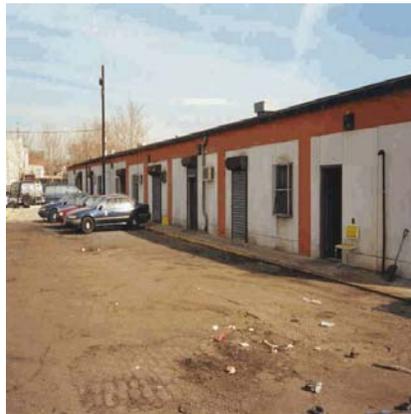
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : BROOKLYN 12 GARAGE O.A.U. OFFICE  
**Address** : 5602 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** : 13-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5494 **Lot** : 89 **BIN** : 3328495

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$66,700	
Interior Architecture	\$78,000	
Electrical		\$147,600
<b>Total</b>	<b>\$144,700</b>	<b>\$147,600</b>
Importance Code A	\$66,700	
Importance Code B	\$78,000	\$147,600
<b>Total</b>	<b>\$144,700</b>	<b>\$147,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$13,000			
Interior Architecture	\$9,700		\$500	\$1,200
Electrical	\$9,700		\$200	
Mechanical	\$4,400	\$1,100	\$1,500	\$900
<b>Total</b>	<b>\$36,800</b>	<b>\$1,100</b>	<b>\$2,200</b>	<b>\$2,000</b>
Importance Code A	\$13,400	\$400	\$400	\$400
Importance Code B	\$19,000	\$600	\$1,700	\$1,600
Importance Code C	\$4,400			
<b>Total</b>	<b>\$36,800</b>	<b>\$1,100</b>	<b>\$2,200</b>	<b>\$2,000</b>



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**DEPARTMENT OF SANITATION - 827  
BROOKLYN 12 GARAGE O.A.U. OFFICE**

**Asset # : 4461**

<b>Architecture</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>Exterior</b>								
Exterior Walls								
Stucco Cement	100%	Now	\$66,700	2031	**	5	\$14,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%	Now	\$13,000	2034	**	5	\$800	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Roof								
Single Ply Membrane	100%			2034	**	10	\$19,200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Interior</b>								
Floors								
Vinyl Tile	70%	Now	\$78,000	2036	**	3	\$3,500	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	30%			2031	**	3	\$1,500	
Interior Walls								
Gypsum Board	100%	Now	\$4,400	LIFE	**	5	\$3,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$5,300	2031	**	5	\$6,700	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

<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>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2036	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Womens Locker Room</i>							
	<i>Explanation : One 200 Amps Main Disconnect Switch</i>							
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$300	
Wiring								
Thermoplastic	100%			2036	**	1		

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

<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>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2024	\$28,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2026	\$105,200	10	\$7,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2021	\$5,500	10	\$400	
		<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Exterior Lighting								
HID	100%			2026	\$36,900	10		
<b>Mechanical</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>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : 2 - 500 Gallon Tanks</i>						
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 - Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2024	\$18,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,900	

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**DEPARTMENT OF SANITATION - 827  
BROOKLYN 12 GARAGE O.A.U. OFFICE**

**Asset # : 4461**

<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>Priority</b>
<b>Ventilation</b>								
Exhaust Fans								
Roof	10%	Now	\$700	2036	* *	2		
			<i>Malfunctioning, Extent : Moderate, Area Affected : 67%</i>					
			<i>Location : Roof, 2 Of 3 Defective Exhaust Fans</i>					
Roof	90%			2026	\$6,300	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Oil Fired	100%			2024	\$2,700	1	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	* *	1	\$600	
Fixtures								
Generic	100%							

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : **BROOKLYN 14 GARAGE WINTHROP ST.**  
**Address** : **356 WINTHROP STREET @ NEW YORK AVE**  
**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** : **20-May-2015** Landmark Status : NONE  
**Areas Surveyed** : **Basement, Roof, Floors 1,2**  
**Block** : **4827** Lot : **24** BIN : **3332514**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$229,800	\$53,700
Electrical		\$272,000
<b>Total</b>	<b>\$229,800</b>	<b>\$325,800</b>
Importance Code A	\$229,800	\$53,700
Importance Code B		\$272,000
<b>Total</b>	<b>\$229,800</b>	<b>\$325,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$49,900		\$5,200	
Interior Architecture	\$84,700		\$1,900	\$700
Electrical	\$9,800	\$200	\$300	\$600
Mechanical	\$11,100	\$3,000	\$11,100	\$3,700
<b>Total</b>	<b>\$155,500</b>	<b>\$3,300</b>	<b>\$18,400</b>	<b>\$4,900</b>
Importance Code A	\$51,100	\$1,200	\$6,400	\$1,200
Importance Code B	\$76,800	\$2,000	\$12,000	\$3,700
Importance Code C	\$27,600			
<b>Total</b>	<b>\$155,500</b>	<b>\$3,300</b>	<b>\$18,400</b>	<b>\$4,900</b>



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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 14 GARAGE WINTHROP ST.**  
**Asset # : 4197**

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	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$46,200	
Masonry: Brick	18%	Now	\$17,500	LIFE	**	5	\$5,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor, Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Masonry: Limestone	2%	Now	\$7,000	LIFE	**	5	\$500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Metal Sect. OHD	10%			2039	**	5	\$10,300	
<b>Windows</b>								
Aluminum	15%			2042	**	5	\$700	
Steel	85%	Now	\$192,300	2051	**	5	\$23,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	95%	Now	\$37,600	LIFE	**	5	\$3,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$2,100	
<b>Roof</b>								
Modified Bitumen	100%			2031	**	10	\$53,700	
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2029	**	5	\$1,900	
Traffic Topping	80%			2031	**	5	\$37,600	
Vinyl Tile	15%	Now	\$14,000	2031	**	3	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</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**  
**BROOKLYN 14 GARAGE WINTHROP ST.**  
**Asset # : 4197**

<b>Architecture</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>Interior</b>									
<b>Interior Walls</b>									
Concrete Masonry Unit	20%	Now	\$6,600	LIFE	**	5	\$1,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Gypsum Board	10%	Now	\$600	LIFE	**	5	\$900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	70%	Now	\$20,400	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<b>Ceilings</b>									
AcousTileConcealSpLn	10%	Now	\$3,000	2031	**	5	\$2,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	5%			2039	**	5	\$1,900		
Exposed Concrete	65%			LIFE	**	5-10	\$30,500		
Exposed Struc: Steel	15%			LIFE	**	10	\$11,300		
Plaster	5%			LIFE	**	5-10	\$3,200		
<b>Electrical</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>Priority</b>
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
Fused Disc Sw	100%			2026	\$1,400	5	\$100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 1200a Main Disconnect Switch</i>									
<b>Switchgear / Switchboard</b>									
Fused Disc Sw	100%			2026	\$23,900	5	\$100		
<b>Raceway</b>									
Conduit	95%			2026	\$3,500	1			
Conduit	5%			2046	**	1			
<b>Panelboards</b>									
Fused Disc Sw	5%			2025	\$700	5			
Molded Case Bkrs	90%			2025	\$13,100	5	\$700		
Molded Case Bkrs	5%			2042	**	5			
<b>Wiring</b>									
Thermoplastic	95%			2026	\$7,600	1			
Thermoplastic	5%			2046	**	1			
<b>Motor Controllers</b>									
Locally Mounted	80%			2024	\$16,900	5	\$200		
Locally Mounted	20%			2039	**	5			
<b>Ground</b>									
<b>Grounding Devices</b>									
Generic	100%			LIFE	**	5	\$800		

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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 14 GARAGE WINTHROP ST.**  
**Asset # : 4197**

<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>								
Interior Lighting Fluorescent	10%			2026	\$12,800	10	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Locker Room</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	30%			2021	\$38,400	10	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	40%			2021	\$78,300	10	\$300	
HID	20%			2026	\$39,200	10	\$200	
<b>Egress Lighting</b>								
Emergency, Battery	20%			2031	**	10	\$1,200	
Emergency, Battery	30%			2021	\$9,900	10	\$1,800	
Exit, Service	20%			2031	**	1		
Exit, Service	30%			2021	\$2,000	1		
<b>Exterior Lighting</b>								
HID	100%			2021	\$103,300	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2026	\$16,600	1	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Motion Sensors Only</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 Natural Gas	100%			2046	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2043	**	1	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,200	
<b>Terminal Devices</b>								
Air Handler	50%			2034	**	1	\$7,800	
Convactor/Radiator	30%			2039	**	1	\$2,400	
Fan Coil Unit/Heat	20%			2034	**	1	\$1,600	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2034	**	1		

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**DEPARTMENT OF SANITATION - 827  
BROOKLYN 14 GARAGE WINTHROP ST.**

**Asset # : 4197**

<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>Air Conditioning</b>								
Conversion Equipment								
Window/Wall Unit	10%			2024	\$5,000	1		
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,200	
Exhaust Fans								
Interior	30%			2034	* *	2	\$200	
Roof	70%			2034	* *	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%			2019	\$5,700	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2046	* *	1-5	\$12,700	

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

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	\$342,100	LIFE	**	5	\$38,700	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Jnt 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, South West Corner &amp; Throughout</i>								
Metal Coiling Doors	10%	Now	\$114,400	2031	**	5	\$8,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bay 2 East Facade</i>								
Pre-Cast Concrete	5%	Now	\$83,300	LIFE	**	5	\$8,400	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>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Thoroughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	10%	Now	\$159,500	2046	**	5	\$12,900	
<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 2</i>								

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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
<b>Exterior</b>								
Windows								
Steel	100%	Now	\$353,600	2051	* *	5	\$43,300	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Transom Windows</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 2nd Floor Locker Rooms</i>							
<hr/>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$111,200	LIFE	* *	5	\$4,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Inside Face - Throughout</i>							
	<i>Efflorescence, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : At Pre Cast Concrete Coping - Inside Face</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South - East Facade - Rotating</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Inside Face - Throughout</i>							
Pre-Cast Concrete	10%	Now	\$9,600	LIFE	* *	5	\$3,400	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Coping</i>							
<hr/>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$95,600	2031	* *			1
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : At Areas Of Ponding</i>							
	<i>Ponding, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Builtup Rood At South East/west Corners And Throughout</i>							

**Interior**

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Estimates are rounded to the nearest hundred dollars.

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$101,500	LIFE	**	5	\$109,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Wash Bay - Built Up Residue Is Hazardous And Slick</i>								
Mosaic Tile	5%			2031	**	5	\$7,300	
Vinyl Tile	10%	Now	\$48,800	2036	**	3	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Electrical Room, Lunch Room, 2nd Floor, Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electrical Room, Lunch Room, Locker Rooms, Offices</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$1,600	2029	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	25%	Now	\$6,500	LIFE	**	5	\$2,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Stair Well</i>								
Masonry: Brick	45%	Now	\$122,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$4,700	LIFE	**	5	\$1,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor Locker Room</i>								

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

<b>Architecture</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>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%	Now	\$7,000	2031	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$13,900	2031	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Electrical Room And Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Exposed Concrete	40%	0-2	\$36,900	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	30%	Now	\$362,700	LIFE	**			
<i>Paint Peeling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Garage</i>								
Exposed Struc: Steel	5%	2-4	\$60,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Locker Room</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$1,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 1200 Amperes And 800 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$23,900	5	\$200	
<b>Raceway</b>								
Conduit	90%			2026	\$3,300	1		
Conduit	10%			2036	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2025	\$1,500	5	\$100	
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	65%			2025	\$9,500	5	\$800	
Molded Case Bkrs	20%			2034	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	90%			2026	\$7,200	1		
Thermoplastic	10%			2036	**	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2024	\$28,100	5	\$200	
Locally Mounted	20%	0-2	\$7,000	2046	**	5		
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</i>								

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

<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>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	50%			2026	\$100,100	10	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Locker Rooms</i>								
<i>Explanation : T-8 Lamps</i>								
HID	50%			2026	\$153,100	10	\$600	
Egress Lighting								
Exit, Service	90%			2026	\$9,300	1		
Exit, Service	10%	Now	\$1,000	2036	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Exterior Lighting								
HID	80%			2026	\$129,200	10	\$100	
HID	20%	Now	\$32,300	2036	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$62,600	2066	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Disconnected</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>	
Heating								
Energy Source								
Fuel Oil	90%			2036	**	5	\$11,000	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One Tank - 10,000 Gallons</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : B-5 Fuel</i>								
Natural Gas	10%			2036	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Conversion Equipment							
Furnace	10%			2031	**	1	\$1,900
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
	<i>Location : Garage</i>						
	<i>Explanation : 2 Gas Fire Modine Heaters</i>						
Steam Boiler	90%			2039	**	1	\$35,000
	<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
	<i>Location : Boiler Room</i>						
	<i>Explanation : One Unit</i>						
<b>Distribution</b>							
Steam Piping/Pump	90%			2026	\$241,000	4	\$2,600
No Component	10%						
<b>Terminal Devices</b>							
Convactor/Radiator	25%			2024	\$90,600	1	\$3,200
Unit Heater-Stm/HW	65%			2031	**	4	\$2,300
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
	<i>Location : Garage Ceiling</i>						
	<i>Explanation : 4 Condemned Ahus And 4 Condemned Fan Coil Units Need To Be Removed</i>						
No Component	10%						
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2034	**	1	
<b>Conversion Equipment</b>							
Window/Wall Unit	20%			2019	\$15,800	1	
No Component	80%						
<b>Ventilation</b>							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Garage</i>						
	<i>Explanation : Not Used For Long Time</i>						
<b>Exhaust Fans</b>							
Interior	20%			2021	\$8,500	2	\$200
Roof	20%			2026	\$6,100	2	\$200
No Component	60%						
<b>Plumbing</b>							
H/C Water Piping							
Brass/Copper	70%			2036	**	1	
Galv Iron/Steel	30%			2024	\$34,400	1	
<b>Water Heater</b>							
Electric	50%			2024	\$3,000	4	\$100
Gas Fired	50%			2019	\$4,500	2	\$300

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

<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>Plumbing</b>								
Sanitary Piping Cast Iron	100%	Now	\$16,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Underground Of Garage Floor</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Outside Of The Building</i>								
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<i>Leaking Connections, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets, 2nd Floor Locker Room</i>								
<hr/>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2036	**	1-5	\$19,800	
<hr/>								

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : **BROOKLYN 17/18 SANITATION GARAGE**  
**Address** : **105-01 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** : **19-May-2015** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **5426** **Lot** : **1** **BIN** : **3378181**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$3,112,700	\$223,200
Interior Architecture	\$1,457,800	\$643,500
Electrical		\$3,839,400
Mechanical	\$379,400	\$134,500
<b>Total</b>	<b>\$4,949,800</b>	<b>\$4,840,600</b>
Importance Code A	\$3,153,500	\$223,200
Importance Code B	\$1,707,500	\$4,528,600
Importance Code C	\$88,800	\$88,800
<b>Total</b>	<b>\$4,949,800</b>	<b>\$4,840,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$26,600			
Interior Architecture	\$29,400		\$23,100	\$5,400
Electrical	\$4,400	\$1,900	\$4,300	\$1,900
Mechanical	\$88,300	\$28,100	\$37,200	\$23,000
<b>Total</b>	<b>\$148,700</b>	<b>\$30,000</b>	<b>\$64,500</b>	<b>\$30,400</b>
Importance Code A	\$37,000	\$8,500	\$8,500	\$8,500
Importance Code B	\$83,900	\$21,500	\$56,100	\$21,900
Importance Code C	\$27,800			
<b>Total</b>	<b>\$148,700</b>	<b>\$30,000</b>	<b>\$64,500</b>	<b>\$30,400</b>



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

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	50%	Now	\$427,300	LIFE	**	5	\$58,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Walls Facing Garage Roof</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	50%	Now	\$323,400	2031	**	5	\$91,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East And West Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Facades</i>								
Windows								
Aluminum	100%	Now	\$84,700	2042	**	5	\$3,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	60%	Now	\$236,200	LIFE	**	5	\$73,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Garage And Upper Roofs</i>								
<i>Crazing, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Garage And Upper Roofs</i>								
Concrete Masonry Unit	20%	Now	\$8,100	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Masonry: Brick Cavity	20%			LIFE	**	5-10	\$21,700	
Roof								
Built-Up (BUR)	95%	Now	\$2,041,100	2036	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Garage Floor</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Garage Floor</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 : Garage Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Garage Floor</i>								
Skylight, Plastic	5%			2039	**	1		

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

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	60%			LIFE	**	5	\$672,500	
Cast in Place Concrete	20%	Now	\$104,100	LIFE	**	5	\$112,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
Ceramic Tile	3%			2035	**	5	\$7,700	
Quarry Tile	12%			2039	**	5	\$46,100	
Vinyl Tile	5%			2026	\$106,400	3	\$6,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	80%			LIFE	**	5	\$177,700	
SGFT/Glazed Masonry	20%			LIFE	**	10	\$27,800	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$303,600	2046	**	5	\$19,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office, Locker Room And Corridors</i>								
Exposed Struc: Steel	35%	Now	\$368,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage Floor</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
Exposed Struc: Steel	50%			LIFE	**	10	\$256,200	

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2036	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room / Garage 17</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes Each.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$700	
<b>Raceway</b>								
Conduit	100%			2036	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2034	**	5	\$200	
Molded Case Bkrs	95%			2034	**	5	\$4,300	
<b>Wiring</b>								
Thermoplastic	100%			2036	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2024	\$28,100	5	\$200	
Motor Control Center	80%			2031	**	5	\$3,700	

**Ground**

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

<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>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,000	
Lighting								
Interior Lighting								
Fluorescent	30%			2026	\$261,800	10	\$47,100	
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	10%			2026	\$87,300	10	\$15,700	
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Repair Shops</i>						
HID	60%			2026	\$800,500	10	\$3,300	
Egress Lighting								
Emergency, Battery	50%			2026	\$112,700	10	\$20,700	
Exit, Service	50%			2026	\$22,500	1		
Exterior Lighting								
HID	100%			2026	\$631,300	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$151,700	1	\$19,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Cctv Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$1,731,300			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</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>	
Heating								
Energy Source								
Natural Gas	85%			2046	**	1		
Interruptible Gas/Dual Fuel	15%			2036	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Buried In Yard</i>						
		<i>Explanation : 1 8500 Gallon Tank</i>						

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

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
Heating								
Conversion Equipment								
Furnace	65%			2031	**	1	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 18 Exterior Units On Roof, Approximately 40 Small Units In Garage</i>								
Furnace	20%	0-2	\$40,800	2036	**	1	\$15,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Garage Ceiling, Multiple Mechanical And Or Electrical Defects</i>								
Hot Water Boiler	14%			2031	**	1	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Hot Water Boiler	1%	0-2	\$3,800	2046	**	1	\$800	
<i>Damaged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room, Defective Boiler Combustion Air Dampers</i>								
Distribution								
Hot Wtr Piping/Pump	15%			2034	**	4	\$1,900	
No Component	85%							
Terminal Devices								
Convactor/Radiator	10%			2031	**	1	\$5,500	
Convactor/Radiator	5%	0-2	\$78,900	2046	**	1	\$2,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout, Defective Climate Control System</i>								
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	10%	Now	\$77,200	2036	**	2	\$800	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : District 17 Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	5%			2021		1	\$17,200	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$144,300	LIFE	**	2-5	\$9,500	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$136,000	

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 17/18 SANITATION GARAGE**  
**Asset # : 4136**

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	
Ventilation								
Exhaust Fans								
Roof	20%	0-2	\$26,600	2036	* *	2	\$800	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>							
Roof	40%			2031	* *	2	\$2,100	
Roof	40%			2026	\$53,200	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Gas Fired	25%	0-2	\$9,700	2026	\$9,700	2	\$500	
	<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Both Garages, 2 Of 4 Deteriorated Hot Water Heater</i>							
Gas Fired	75%			2021	\$29,200	2	\$1,900	
Sanitary Piping								
Cast Iron	5%	0-2	\$18,200	LIFE	* *	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Water Backup On Garage Floor During Heavy Rain</i>							
Cast Iron	95%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$86,300	
Sprinkler								
Generic	100%			2046	* *	1-2	\$47,900	
Chemical System								
Generic	100%			2024	\$25,500	1-3	\$50,600	

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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : **BROOKLYN 7/10 GARAGE**  
**Address** : **5100 1ST AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0030.000 / 2790** **Yr Built/Renovated** : **1983 /**  
**Area Sq Ft** : **91,154** **Project Type** : **SANITATION**  
**Date of Survey** : **20-May-2015** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2**  
**Block** : **803** **Lot** : **5** **BIN** : **3332515**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$857,900	\$176,300
Interior Architecture	\$554,200	\$380,600
Electrical		\$882,400
Mechanical	\$36,100	\$825,200
<b>Total</b>	<b>\$1,448,200</b>	<b>\$2,264,500</b>
Importance Code A	\$857,900	\$176,300
Importance Code B	\$590,200	\$2,088,200
<b>Total</b>	<b>\$1,448,200</b>	<b>\$2,264,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$101,300		\$33,400	
Interior Architecture	\$43,800		\$1,800	\$3,400
Electrical	\$1,600		\$900	\$1,200
Mechanical	\$57,400	\$11,900	\$15,900	\$9,500
<b>Total</b>	<b>\$204,100</b>	<b>\$11,900</b>	<b>\$51,900</b>	<b>\$14,100</b>
Importance Code A	\$105,400	\$4,000	\$37,400	\$4,000
Importance Code B	\$55,000	\$7,800	\$14,600	\$10,100
Importance Code C	\$43,800			
<b>Total</b>	<b>\$204,100</b>	<b>\$11,900</b>	<b>\$51,900</b>	<b>\$14,100</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.

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$128,900	
Metal Panel	5%	Now	\$10,100	2036	**	5	\$13,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$793,500	2031	**	5	\$111,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	10%	Now	\$31,500	2034	**	5	\$1,000	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	90%							
<b>Parapets</b>								
Masonry: Brick	60%			LIFE	**	5-10	\$31,200	
Metal Rail	40%			2039	**	5-10	\$54,900	
<b>Roof</b>								
Modified Bitumen	100%	Now	\$33,100	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	70%	Now	\$87,000	LIFE	**	5	\$187,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2029	**	5	\$3,700	
Steel Grating	5%	Now	\$165,800	2046	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	22%	Now	\$67,000	2031	**	3	\$10,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations, Corridors, Cafeteria</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout, Corridors, Cafeteria, Lockers</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**  
**BROOKLYN 7/10 GARAGE**  
**Asset # : 2790**

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%	Now	\$8,000	2029	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	Now	\$21,600	LIFE	**	5	\$8,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area</i>								
SGFT/Glazed Masonry	57%			LIFE	**	10	\$14,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	Now	\$38,700	2024	\$193,300	5	\$12,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	80%			LIFE	**	10	\$195,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$47,700	5	\$400	
<b>Raceway</b>								
Conduit	100%			2026	\$9,100	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2025	\$1,500	5	\$100	
Molded Case Bkrs	95%			2025	\$27,700	5	\$2,300	
<b>Wiring</b>								
Thermoplastic	100%			2026	\$19,900	1		
<b>Motor Controllers</b>								
Locally Mounted	40%			2024	\$28,100	5	\$200	
Motor Control Center	60%			2024	\$9,700	5	\$1,500	

**Ground**

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

<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>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,700	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$37,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room, Hallway And Bath Room</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	50%			2031	**	10	\$1,300	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2031	**	10	\$9,900	
Exit, Service	50%			2026		1	\$10,800	
<b>Exterior Lighting</b>								
HID	100%			2021		10	\$300	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2026			\$461,000	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Mechanical</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>Priority</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$25,300	
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2039	**	1	\$40,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2025		4	\$6,000	
<b>Terminal Devices</b>								
Air Handler	10%			2031	**	1	\$5,100	
Convactor/Radiator	20%			2031	**	1	\$5,300	
Unit Heater-Stm/HW	70%	Now	\$36,100	2021	\$360,800	4	\$5,200	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		

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

<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>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Ext Pkg Unit - Cooling	50%			2031	**	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 10 Units</i>								
Window/Wall Unit	10%			2021	\$16,400	1		
No Component	40%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$34,400	LIFE	**	2-5	\$45,600	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office Ceiling</i>								
<b>Exhaust Fans</b>								
Roof	100%	Now	\$6,300	2021	\$63,500	2	\$2,000	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2036	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2021	\$18,600	2	\$1,200	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$5,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
<i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<b>Backflow Preventer</b>								
Generic	100%			2026	\$7,700	1	\$5,000	
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2036	**	1-5	\$41,200	
<b>Sprinkler</b>								
No Component	20%							
Generic	80%			2036	**	1-2	\$18,300	

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : **12-Jun-2013** Landmark Status : NONE  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **1336** Lot : **18** BIN : **3330693**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$512,000	\$44,400
Interior Architecture	\$439,600	\$69,000
Electrical	\$133,300	
Mechanical	\$41,800	\$563,300
<b>Total</b>	<b>\$1,126,700</b>	<b>\$676,600</b>
Importance Code A	\$512,000	\$44,400
Importance Code B	\$614,700	\$632,300
<b>Total</b>	<b>\$1,126,700</b>	<b>\$676,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$40,400			
Interior Architecture	\$56,500			\$1,800
Electrical	\$1,300	\$600	\$900	\$800
Mechanical	\$37,900	\$4,300	\$12,300	\$4,100
<b>Total</b>	<b>\$136,100</b>	<b>\$5,000</b>	<b>\$13,200</b>	<b>\$6,800</b>
Importance Code A	\$61,000	\$1,600	\$1,700	\$1,600
Importance Code B	\$32,400	\$3,400	\$11,500	\$5,200
Importance Code C	\$42,700			
<b>Total</b>	<b>\$136,100</b>	<b>\$5,000</b>	<b>\$13,200</b>	<b>\$6,800</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	50%	Now	\$114,200	LIFE	**	5	\$17,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade At Entrance Door</i>								
Metal Coiling Doors	50%	Now	\$157,400	2029	**	5	\$44,400	
<i>Bent/Warped Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$31,200	2040	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Lunchroom</i>								
Parapets								
Concrete Masonry Unit	90%	Now	\$6,900	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Panel	10%	2-4	\$2,300	2044	**	5	\$600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%	Now	\$120,300	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$120,100	2034	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$64,100	LIFE	**	5	\$69,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$13,800	2033	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Rooms</i>								
Vinyl Tile	30%	Now	\$120,900	2034	**	3	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Corridors, 1st &amp; 2nd Floor Offices, Lunch Room &amp; Locker Rooms</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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$5,300	2033	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Shower Rooms</i>								
Concrete Masonry Unit	65%	4+	\$27,800	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%	Now	\$9,600	LIFE	**	5	\$3,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$115,000	2044	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor, 2nd Floor Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 1st And 2nd Floorsthroughout</i>								
Exposed Struc: Steel	70%	4+	\$139,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2034	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	95%			2032	**	5	\$900	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</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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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

<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>								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$8,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$3,000	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanic Shop</i>								
HID	60%			2032	**	10	\$600	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$3,900	
Exit, Service	50%			2024	\$4,300	1		
<b>Exterior Lighting</b>								
HID	100%	Now	\$133,300	2034	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exterior Wall</i>								
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2029	**	1-3	\$6,900	
<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								
Fuel Oil No 2	30%			2034	**	5	\$3,000	
Natural Gas	70%			2034	**	1		
<b>Conversion Equipment</b>								
Furnace	50%	0-2	\$19,300	2034	**	1	\$7,200	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Obsolete Units</i>								
Furnace	20%	Now	\$800	2024	\$7,700	1	\$2,900	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2 Units, Atlantic Ave Side</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Explanation : 4 Modine Heaters</i>								
Hot Water Boiler	30%			2037	**	1	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	30%			2032	**	4	\$500	
No Component	70%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>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>Priority</b>
Fire Suppression	Sprinkler								
	Generic	100%			2024	\$369,600	1-2	\$9,100	
Chemical System	No Component	98%							
	Generic	2%			2019	\$500	1-3	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 2%</i> <i>Location : Garage</i> <i>Explanation : For Fuel Station</i>									

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : **19-May-2015** Landmark Status : NONE  
**Areas Surveyed** : **Roof, Floors 1,2,3**  
**Block** : **4555** Lot : **1** BIN : **3099064**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,395,500	\$241,000
Interior Architecture	\$727,700	\$183,300
Electrical	\$79,200	\$608,700
Mechanical		\$38,900
<b>Total</b>	<b>\$3,202,400</b>	<b>\$1,072,000</b>
Importance Code A	\$2,395,500	\$241,000
Importance Code B	\$422,900	\$830,900
Importance Code C	\$383,900	
<b>Total</b>	<b>\$3,202,400</b>	<b>\$1,072,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$32,800			
Interior Architecture	\$18,300	\$2,500		\$3,700
Electrical	\$27,300		\$100	\$800
Mechanical	\$21,200	\$7,400	\$11,200	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$103,500</b>	<b>\$13,800</b>	<b>\$15,300</b>	<b>\$14,700</b>
Importance Code A	\$39,300	\$2,300	\$4,100	\$2,300
Importance Code B	\$56,600	\$11,600	\$11,100	\$12,400
Importance Code C	\$7,500			
<b>Total</b>	<b>\$103,500</b>	<b>\$13,800</b>	<b>\$15,300</b>	<b>\$14,700</b>



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

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$17,000	
Masonry: Brick Cavity	70%	Now	\$697,800	LIFE	**	5	\$95,300	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
Masonry: Granite	5%			LIFE	**	5	\$10,200	
Metal Coiling Doors	5%			2031	**	5	\$21,300	
Pre-Cast Concrete	5%	Now	\$43,900	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Wood Overhead Doors	5%	Now	\$210,400	2046	**	5	\$17,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	2%			2042	**	5	\$500	
Steel	98%	Now	\$1,189,700	2051	**	5	\$145,700	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	95%	Now	\$150,800	LIFE	**	5	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$10,300	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								

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

<b>Architecture</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>Exterior</b>								
<b>Roof</b>								
Metal, Corrugated	10%	Now	\$8,700	2039	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Slope Roof Over Second Floor</i>								
Modified Bitumen	90%	Now	\$102,900	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage, Archives Room, Heating Room</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	85%	Now	\$170,200	LIFE	**	5	\$183,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Shops</i>								
Ceramic Tile	5%			2035	**	5	\$4,900	
Vinyl Tile	10%	0-2	\$81,900	2036	**	3	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Rooms</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	20%	Now	\$336,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Third Floor - Unoccupied</i>								
<i>Explanation : Exposed Steel Structure Rusting Due To Water Penetration</i>								
Plaster	10%			LIFE	**	5-10	\$11,600	
SGFT/Glazed Masonry	70%			LIFE	**	10	\$47,600	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,900	
Exposed Concrete	85%			LIFE	**	5-10	\$104,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shops</i>								
Plaster	10%			LIFE	**	5-10	\$16,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Archives Room, Heating Room</i>								

<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>	

Under 600 Volts

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

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
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%	2-4	\$2,500	2056	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches No Available Ratings And On Extended Life.</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	90%	2-4	\$43,000	2056	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%	2-4	\$4,800	2056	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
<b>Raceway</b>								
Conduit	95%			2026	\$8,700	1		
Conduit	5%			2036	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	15%			2025	\$4,400	5	\$200	
Molded Case Bkrs	80%			2025	\$23,400	5	\$1,400	
Molded Case Bkrs	5%			2034	**	5	\$100	
<hr/>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$12,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	5%			2036	**	1		
Thermoplastic	35%			2026	\$7,000	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2031	**	5		
Locally Mounted	40%			2024	\$19,700	5	\$200	
Motor Control Center	50%	2-4	\$5,600	2046	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2021	\$201,500	10	\$36,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	8%			2031	**	10	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	32%			2021	\$164,300	10	\$700	

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

<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>	

## Lighting

Egress Lighting								
Emergency, Service	40%			2021	\$12,700	1		
Emergency, Battery	10%			2021	\$8,700	10	\$1,600	
Exit, Service	50%			2021	\$8,700	1		
Exterior Lighting								
HID	100%			2021	\$242,900	10	\$200	

<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>	

## Heating

Energy Source								
Electricity	30%			2036	**	1		
Fuel Oil No 2	70%			2036	**	5	\$14,300	

*Buried Tank(s), Extent : Light, Area Affected : 100%*

*Location : Yard*

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

*Location : Buried In Yard*

*Explanation : 1 4000 Gallon Tank*

Conversion Equipment								
Furnace	70%			2031	**	1	\$22,800	

*Other Observation, Extent : Light, Area Affected : 70%*

*Location : Throughout Mechanical Shop Of Garage Floor*

*Explanation : Oil Fired Space Heaters*

Radiant Heater	30%			2031	**	2	\$9,200	
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*Other Observation, Extent : Light, Area Affected : 30%*

*Location : Administrative Spaces And Locker Rooms*

*Explanation : Electric Space Heaters*

Terminal Devices								
Fan Coil Unit/Heat	100%			2031	**	1	\$21,300	

## Air Conditioning

Energy Source								
Electricity	100%			2034	**	1		

Conversion Equipment								
Window/Wall Unit	15%			2021	\$19,800	1		
No Component	85%							

## Ventilation

Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$34,900	
No Component	40%							

Exhaust Fans								
Roof	60%			2031	**	2	\$1,200	
Wall Unit	40%			2026	\$38,900	2	\$800	

## Plumbing

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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**

<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>Plumbing</b>								
H/C Water Piping								
Brass/Copper	50%			2036	* *	1		
Galv Iron/Steel	50%			2031	* *	1		
Water Heater								
Electric	100%			2021	\$10,000	4	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Backflow Preventer								
Generic	100%			2026	\$6,200	1	\$4,000	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement - 4 Fl</i>						
		<i>Explanation : 1 Unit Not In Service</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2036	* *	1-5	\$33,200	

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : **BROOKLYN SOUTH 6 GARAGE BK S6**  
**Address** : **127 2ND AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0051.000 / 4193** **Yr Built/Renovated** : **1920 / 2010**  
**Area Sq Ft** : **31,000** **Project Type** : **SANITATION**  
**Date of Survey** : **21-Aug-2014** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1**  
**Block** : **1020** **Lot** : **1** **BIN** : **3022747**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$980,800	\$59,500
Interior Architecture	\$628,700	\$72,800
Electrical		\$279,400
Mechanical	\$36,600	\$327,500
<b>Total</b>	<b>\$1,646,000</b>	<b>\$739,100</b>
Importance Code A	\$980,800	\$59,500
Importance Code B	\$665,300	\$679,600
<b>Total</b>	<b>\$1,646,000</b>	<b>\$739,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$20,800		\$500	
Interior Architecture	\$35,700		\$800	\$800
Electrical	\$600		\$200	\$300
Mechanical	\$55,800	\$3,500	\$14,500	\$3,500
<b>Total</b>	<b>\$112,900</b>	<b>\$3,500</b>	<b>\$16,000</b>	<b>\$4,600</b>
Importance Code A	\$23,900	\$1,400	\$1,900	\$1,400
Importance Code B	\$53,300	\$2,100	\$13,300	\$3,200
Importance Code C	\$35,700		\$800	
<b>Total</b>	<b>\$112,900</b>	<b>\$3,500</b>	<b>\$16,000</b>	<b>\$4,600</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.

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$176,300	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
Masonry: Brick	55%	Now	\$355,100	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Interior / Exterior Of Main Garage</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window And Door Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Interior / Exterior Of Main Garage</i>								
Metal Coiling Doors	5%	Now	\$101,200	2046	**	5	\$2,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood Overhead Doors	10%	Now	\$112,900	2046	**	5	\$9,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	30%	0-2	\$60,200	2051	**	5	\$700	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	70%	Now	\$175,100	2051	**	5	\$21,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</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**  
**BROOKLYN SOUTH 6 GARAGE BK S6**  
**Asset # : 4193**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Parapets</b>								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$6,400	
Masonry: Brick	40%			LIFE	**	5-10	\$10,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5-10	\$4,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,900	
Stucco Cement	10%			2039	**	5	\$1,000	
<b>Roof</b>								
Modified Bitumen	100%			2034	**	10	\$59,500	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	80%	0-2	\$338,000	LIFE	**	5	\$72,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%			2031	**	5	\$5,200	
Vinyl Tile	15%	Now	\$51,800	2036	**	3	\$2,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	10%			2029	**	5	\$1,700	
Concrete Masonry Unit	40%	Now	\$29,300	LIFE	**	5	\$2,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors Through Annex</i>								
Gypsum Board	25%	Now	\$5,100	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Baseboards Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Offices / Hallways</i>								
Masonry: Brick	25%			LIFE	**	10	\$1,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$49,300	2046	**	5	\$3,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	20%	Now	\$85,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Corner Of Garage</i>								
Plaster	65%	Now	\$104,000	LIFE	**	5	\$16,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Left Overhead Door On 2nd Ave</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Through Main Garage</i>								

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**

<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>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2026	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$23,900	5	\$100	
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Fused Disc Sw	2%			2025	\$300	5		
Molded Case Bkrs	80%			2025	\$11,700	5	\$700	
Molded Case Bkrs	18%			2034	**	5	\$100	
Wiring								
Thermoplastic	80%			2026	\$6,400	1		
Thermoplastic	20%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$22,500	5	\$200	
Locally Mounted	20%			2031	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2026	\$56,700	10	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Locker Rooms And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	**	10	\$2,500	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	50%			2026	\$108,300	10	\$500	
Egress Lighting								
Exit, Service	100%			2021	\$7,300	1		
Exterior Lighting								
HID	100%			2021	\$114,300	10	\$100	

<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>	

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**

<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								
Interruptible Gas/Dual Fuel	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$3,100	2031	**	1	\$12,400	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Breeching</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units, Need Boiler Emergency Stop Switches</i>								
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$19,000	2036	**	4	\$1,400	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices								
Air Handler	50%			2026	\$73,200	1	\$8,600	
Convactor/Radiator	20%	Now	\$5,100	2024	\$51,300	1	\$1,600	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
Fan Coil Unit/Heat	30%	0-2	\$36,600	2026	\$121,900	1	\$2,400	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Garage</i>								
<i>Explanation : Uh 001-008 Are Beyond Their Useful Life Cycle Rating</i>								
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2026	\$4,600	1	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<hr/>								
Ext Pkg Unit - Cooling	5%			2026	\$6,300	2	\$100	
Window/Wall Unit	15%	0-2	\$800	2019	\$8,400	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage, Ac-014</i>								
<hr/>								
No Component	75%							
<hr/>								
Terminal Devices								
Direct Expansion	5%			2026	\$1,100	1		
No Component	95%							
<hr/>								
Heat Rejection								
Air Condenser Unit	5%			2026	\$700	2	\$1,000	
No Component	95%							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,500	

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.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>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>Ventilation</b>								
	Exhaust Fans							
	Interior	10%			2026	\$3,000	2	\$100
	Roof	90%	0-2	\$3,900	2026	\$19,400	2	\$600
	<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Ef 001 - Ef 003 Are Defective</i>							
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%	0-2	\$1,600	2026	\$81,100	1	
	<i>Corroded, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Main Shutoff Valve Corroded</i>							
	Water Heater							
	Gas Fired	100%			2025	\$6,300	2	\$400
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	Sanitary Piping							
	Cast Iron	100%	0-2	\$11,800	LIFE	**	1	
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Floor Drain</i>							
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
	Fire Suppression							
	Standpipe							
	Generic	100%			2046	**	1-5	\$14,000

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE  
**Address** : 52-35 58TH STREET  
**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** : 10-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 2347 **Lot** : 55 **BIN** : 4054170

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$3,280,400	\$2,417,800
Interior Architecture	\$2,221,500	\$2,227,100
Electrical	\$526,400	\$3,825,600
Mechanical	\$2,657,000	\$10,714,400
<b>Total</b>	<b>\$8,685,400</b>	<b>\$19,184,900</b>
Importance Code A	\$3,280,400	\$2,417,800
Importance Code B	\$5,405,000	\$16,580,200
Importance Code C		\$186,900
<b>Total</b>	<b>\$8,685,400</b>	<b>\$19,184,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$9,500			
Interior Architecture	\$27,500	\$39,500		\$41,200
Electrical	\$95,000	\$82,000	\$118,800	\$78,900
Mechanical	\$57,000	\$104,800	\$120,100	\$80,200
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$212,600</b>	<b>\$250,000</b>	<b>\$262,600</b>	<b>\$224,000</b>
Importance Code A	\$31,300		\$1,900	
Importance Code B	\$181,300	\$238,000	\$260,700	\$224,000
Importance Code C		\$12,000		
<b>Total</b>	<b>\$212,600</b>	<b>\$250,000</b>	<b>\$262,600</b>	<b>\$224,000</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.

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

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

**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$130,700	LIFE	**	5	\$44,400	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads</i>							
	<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : North And South Facades</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corners</i>							
Masonry: Brick	65%			LIFE	**	5	\$288,300	
Metal Panel	5%			2044	**	5-10	\$152,500	
Metal Coiling Doors	15%	Now	\$368,700	2037	**	5	\$104,000	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Window Wall	5%			2044	**	5	\$83,200	
Windows								
Aluminum	77%	Now	\$2,118,900	2049	**	5	\$25,900	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Offices</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Aluminum	20%			2046	**	5	\$13,400	
Metal Louvers	3%			2033	**	10	\$12,600	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$24,000	
Metal Panel	5%	Now	\$9,500	2044	**	5	\$2,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Coping</i>							
Roof								
Modified Bitumen	20%	Now	\$199,500	2024	\$665,000			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Fifth Floor Body Shop</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Fifth Floor Body Shop</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Over Fifth Floor Body Shop</i>							
Modified Bitumen	45%			2029	**	10	\$263,100	
Modified Bitumen	35%	Now	\$116,400	2024	\$1,163,700			1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Metal Panel Over Expansion Joints</i>							
Interior								

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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**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Carpet	5%			2023	\$685,100	3	\$109,900	
Cast in Place Concrete	17%			LIFE	**	5	\$408,700	
Cast in Place Concrete	60%	Now	\$669,800	LIFE	**	5	\$1,442,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2033	**	5	\$55,000	
Terrazzo	3%			LIFE	**	5	\$25,800	
Vinyl Tile	10%	2-4	\$912,700	2034	**	3	\$41,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor 9 X 9 Tiles</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : 9 X 9 Tiles</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2033	**	5	\$24,000	
Concrete Masonry Unit	75%			LIFE	**	5	\$143,800	
Gypsum Board	15%			LIFE	**	5	\$43,100	
Plaster	5%			LIFE	**	5	\$7,200	
<b>Ceilings</b>								
AcousTileConcealSpLn	5%	Now	\$86,800	2029	**	5	\$34,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Freight Elevator On Fifth Floor</i>								
AcousTileConcealSpLn	10%			2029	**	5	\$137,400	
Exposed Concrete	70%	Now	\$483,500	LIFE	**	5	\$120,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Beams</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor Elevator Lobby, At Beams</i>								
Exposed Struc: Steel	15%			LIFE	**			

<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>	

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.

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**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

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								
Air Circuit Breaker	75%			2024	\$3,500	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Services Switches Rated @ 3000 Amperes</i>								
Fused Disc Sw	25%			2044	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 3000 Amperes</i>								
Transformers								
Dry Type	100%			2029	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2-150 Kva, 75 Kva, 45 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2024	\$23,900	5	\$2,000	
Molded Case Bkrs	50%			2024	\$23,900	5	\$10,100	
Raceway								
Busway	20%			2022	\$6,100	1		
Busway	5%			2037	**	1		
Conduit	60%			2024	\$18,400	1		
Conduit	15%			2034	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$3,800	5	\$1,800	
Molded Case Bkrs	65%			2023	\$24,500	5	\$13,100	
Molded Case Bkrs	25%			2032	**	5	\$5,000	
Wiring								
Braided Cloth	50%	2-4	\$13,500	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Busway	25%			2022	\$6,800	1		
Busway	5%			2029	**	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	25%			2029	**	5	\$1,300	
Motor Control Center	75%			2029	**	5	\$15,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$235,400	

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**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

<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>Stand-by Power</b>								
Generators								
Diesel	100%			2037	* *	1	\$296,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 375 Kva</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$28,300	
<hr/>								
Fuel Storage								
Main Tank	100%			2059	* *	5	\$21,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2029	* *	10	\$437,800	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
HID	35%			2024	\$1,003,700	10	\$8,300	
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$88,600	
Exit, Service	50%			2029	* *	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$2,821,900	10	\$2,300	
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$85,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2029	* *	1-3	\$145,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detector, Manual Pull Station, Strobe Lights And Horns</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								
Campus Steam	100%			2034	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 58-73 53rd Avenue</i>								
<i>Explanation : Steam Coming From Former Betts Ave Incinerator Building</i>								

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**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

<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>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2027	**	5	\$43,600	
Distribution								
Steam Piping/Pump	100%	Now	\$187,800	2024	\$3,755,500	4	\$36,200	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Return Line</i>								
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Condensate Return Line</i>								
Terminal Devices								
Air Handler	50%	Now	\$580,000	2024	\$1,933,400	1	\$204,300	
<i>Broken, Extent : Light, Area Affected : 10%</i>								
<i>Location : Pneumatic Controls</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Heating Coils, Throughout</i>								
Convactor/Radiator	10%			2022	\$18,100	1	\$23,700	
Fan Coil Unit/Heat	10%			2024	\$1,073,800	1	\$23,700	
Unit Heater-Stm/HW	30%			2024	\$171,000	4	\$20,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	15%			2024	\$650,300	2	\$6,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Ext Pkg Unit - Cooling	5%	Now	\$216,800	2034	**	2	\$1,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2 Old Units For Office Area, Roof</i>								
Window/Wall Unit	10%			2019	\$147,400	1		
No Component	70%							
Heat Rejection								
Remote Air Cond	20%			2024	\$257,000	2	\$102,300	
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$1,354,100	LIFE	**	2-5	\$409,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Ducts And Fan Housings</i>								
Exhaust Fans								
Roof	100%	Now	\$13,900	2024	\$278,100	2	\$18,000	
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Exhaust Fans</i>								
<b>Plumbing</b>								

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**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

<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>Plumbing</b>								
H/C Water Piping Brass/Copper	70%	Now	\$75,000	2034	* *	1		
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : All Zone Valves Are Malfunctioning</i>							
Galv Iron/Steel	30%			2022	\$642,500	1		
	<i>Corroded, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout 5th Floor</i>							
HW Heat Exchanger Low Temp	100%			2034	* *	4	\$108,900	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2024	\$10,800	4	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Adjacent To Old Incinerator Bldg</i>							
	<i>Explanation : Pump House Located Adjacent To Old Incinerator Bldg. Needs To Be Renovated Or Relocated</i>							
Sewage Ejector(s) Electric	100%			2024	\$10,800	4	\$1,600	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Two Passenger 1-4, Four Freight 1-6</i>							
	<i>Explanation : 6 Units</i>							
<b>Fire Suppression</b>								
Standpipe Generic	100%			2034	* *	1-5	\$370,300	
Sprinkler No Component Generic	80%			2024	\$1,674,700	1-2	\$41,100	
Chemical System No Component Generic	98%			2019	\$500	1-3	\$1,000	
	2%							
	<i>Other Observation, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Outside Of The Building</i>							
	<i>Explanation : For Fuel Station</i>							

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 06-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3871 **Lot** : 1 **BIN** : 3252759

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$665,700	
Interior Architecture	\$949,700	\$271,000
Electrical		\$479,700
Mechanical	\$620,000	\$809,900
<b>Total</b>	<b>\$2,235,300</b>	<b>\$1,560,500</b>
Importance Code A	\$734,000	
Importance Code B	\$1,272,700	\$1,560,500
Importance Code C	\$228,700	
<b>Total</b>	<b>\$2,235,300</b>	<b>\$1,560,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$12,200			\$100
Interior Architecture	\$95,300			\$1,300
Electrical	\$2,600	\$2,100	\$29,000	\$1,700
Mechanical	\$8,000	\$8,500	\$26,100	\$8,500
<b>Total</b>	<b>\$118,100</b>	<b>\$10,600</b>	<b>\$55,100</b>	<b>\$11,600</b>
Importance Code A	\$15,500	\$3,300	\$3,500	\$3,500
Importance Code B	\$71,300	\$7,300	\$51,600	\$8,100
Importance Code C	\$31,200			
<b>Total</b>	<b>\$118,100</b>	<b>\$10,600</b>	<b>\$55,100</b>	<b>\$11,600</b>



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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	
Exterior								
Exterior Walls								
Concrete Masonry Unit	83%	Now	\$113,100	LIFE	**	5	\$17,600	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
Metal Panel	2%	2-4	\$2,400	2044	**	5	\$1,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	13%	Now	\$73,200	2037	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%	Now	\$2,200	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	95%	Now	\$79,900	2040	**	5	\$2,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade</i>								
Aluminum	5%			2040	**	5	\$300	
Parapets								
Concrete Masonry Unit	80%	2-4	\$3,900	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	4+	\$1,000	2037	**	5	\$2,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$2,700	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

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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	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$399,500	2034	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around AC Units</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Shops, Mezzanine Level, Fiberglass Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Shops</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	85%	Now	\$347,900	LIFE	**	5	\$187,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Garage / Shops</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage / Shops</i>								
<i>Explanation : Exposed Reinforcing</i>								
Ceramic Tile	5%	2-4	\$9,500	2033	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	2-4	\$25,100	2024	\$83,700	3	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	5%	2-4	\$11,800	2033	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	80%	Now	\$228,700	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pilasters And Corners Of Mezzanine</i>								
Glass: Single Pane	2%	2-4	\$5,200	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$900	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	8%	2-4	\$13,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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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**  
**CIOFFE REPAIR SHOP**  
**Asset # : 2003**

<b>Architecture</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>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$25,500	2029	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fiberglass Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fiberglass Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fiberglass Room</i>								
Exposed Struc: Steel	90%	Now	\$373,000	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Shops And Mezzanine</i>								
Gypsum Board	2%	Now	\$4,000	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fiberglass Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fiberglass Room</i>								

<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>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch For Service B</i>								
Fused Disc Sw	35%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Dsiconnect Switch For Service A</i>								
Fused Disc Sw	30%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch For Fire Pump</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	**	5	\$200	
Molded Case Bkrs	20%			2034	**	5	\$400	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	15%			2032	**	5	\$200	
Molded Case Bkrs	85%			2032	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2034	**	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.

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

<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>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	30%			2029	**	5	\$100	
Motor Control Center	70%			2029	**	5	\$1,300	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2029	**	10	\$24,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	60%			2029	**	10	\$1,300	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2024			\$44,300	10
Exit, Service	50%			2024			\$3,700	1
<b>Exterior Lighting</b>								
HID	30%			2029	**	10	\$100	
HID	70%			2024			\$181,100	10
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2024			\$41,400	1
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : Recording Video Is Working</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2024			\$212,800	1-3

<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								
Natural Gas	100%			2034	**	1		
<b>Conversion Equipment</b>								
Furnace	85%			2019			\$68,300	1
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 13 Big Package Units On Roof, 15 Small Unit Heaters Throughout The Garage</i>						
		<i>Explanation : 13 Units</i>						
Hot Water Boiler	15%			2029	**	1	\$5,000	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 2 Units</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.

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

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								
Distribution								
Hot Wtr Piping/Pump	15%			2023	\$16,200	4	\$500	
No Component	85%							
Terminal Devices								
Convactor/Radiator	15%			2022	\$2,500	1	\$3,300	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	5%			2022	\$42,300	2	\$200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Office</i>					
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : For Office Area</i>					
			<i>Explanation : 1 Unit</i>					
Ext Pkg Unit - Heating/Cooling	70%			2019	\$303,500	2	\$2,900	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 12 old Units</i>					
Window/Wall Unit	10%			2019	\$13,500	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$248,300	LIFE	* *	2-5	\$37,500	
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Exhaust Fans								
Roof	100%			2024	\$25,500	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$15,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$2,500	
Backflow Preventer								
Generic	100%			2024	\$6,400	1	\$4,100	
Fixtures								
Generic	100%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>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>
Fire Suppression	Sprinkler							
	Generic	100%			2024	\$767,600	1-2	\$18,900
Fire Pump	Generic	100%			2027	* *	1	\$12,600

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : ENCUMBRANCE DEPOT GARAGE 70-A  
**Address** : 66 SWAN STREET @ VAN DUZER ST.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0070.000 / 14780 **Yr Built/Renovated** : 1899 / 2014  
**Area Sq Ft** : 12,500 **Project Type** : SANITATION  
**Date of Survey** : 12-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 504 **Lot** : 49 **BIN** : 5013317

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$552,000	
Interior Architecture	\$909,000	\$41,100
Electrical		\$103,500
Mechanical		\$200,500
<b>Total</b>	<b>\$1,461,000</b>	<b>\$345,100</b>
Importance Code A	\$552,000	
Importance Code B	\$442,900	\$345,100
Importance Code C	\$466,000	
<b>Total</b>	<b>\$1,461,000</b>	<b>\$345,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$45,500			
Interior Architecture	\$54,700			\$100
Electrical	\$15,000	\$100		\$100
Mechanical	\$1,900	\$2,400	\$1,800	\$1,800
<b>Total</b>	<b>\$117,000</b>	<b>\$2,400</b>	<b>\$1,900</b>	<b>\$2,000</b>
Importance Code A	\$46,800	\$1,200	\$1,200	\$1,200
Importance Code B	\$41,300	\$1,300	\$700	\$800
Importance Code C	\$28,900			
<b>Total</b>	<b>\$117,000</b>	<b>\$2,400</b>	<b>\$1,900</b>	<b>\$2,000</b>



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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**  
**ENCUMBRANCE DEPOT GARAGE 70-A**  
**Asset # : 14780**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	80%	Now	\$324,400	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	20%	Now	\$183,000	2031	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	50%	Now	\$17,900	2034	**	5	\$700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	50%	Now	\$44,600	2034	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Asphalt Shingle	10%			2041	**	10	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Asphalt Shingle	50%	Now	\$27,600	2029	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	40%			2036	**	10	\$13,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	90%	Now	\$95,500	LIFE	**	5	\$41,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$14,700	2031	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$4,300	2026	\$8,700	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Gypsum Board	5%	Now	\$3,300	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$466,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$25,600	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$1,700	2031	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%	Now	\$59,100	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	45%	2-4	\$288,300	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$5,200	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2052	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes.</i>								
<b>Raceway</b>								
Conduit	50%			2026	\$1,800	1		
Conduit	50%			2052	**	1		
<b>Panelboards</b>								
Fused Toggle Switch	5%	2-4	\$400	2051	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Molded Case Bkrs	50%			2048	**	5	\$200	
Molded Case Bkrs	45%			2025	\$3,300	5	\$100	

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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**  
**ENCUMBRANCE DEPOT GARAGE 70-A**  
**Asset # : 14780**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$4,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$14,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$57,400	10	\$10,300	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2026	\$9,700	10		
Egress Lighting								
Exit, Service	100%			2026	\$3,300	1		
Exterior Lighting								
HID	100%			2026	\$46,100	10		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried</i>								
<i>Explanation : 1 1000 Gallon Tank</i>								
Conversion Equipment								
Furnace	10%			2026	\$1,500	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Supervisor Office</i>								
<i>Explanation : Unit Serves Supervisor's Office</i>								
Steam Boiler	90%			2031	**	1	\$11,100	
Distribution								
Steam Piping/Pump	100%			2026	\$85,200	4	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2024	\$115,300	1	\$4,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

## Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**ENCUMBRANCE DEPOT GARAGE 70-A**  
**Asset # : 14780**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	10%			2034	* *	1	
No Component	90%						
Conversion Equipment							
Window/Wall Unit	10%			2024	\$2,500	1	
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	10%			2036	* *	1	
Galv Iron/Steel	90%			2024	\$32,800	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
Water Heater							
Electric	10%			2021	\$200	4	
Electric	30%			2025	\$600	4	
Gas Fired	60%			2025	\$1,700	2	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2036	* *	1-5	\$6,300

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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : FRESH KILLS I ALAMO SHOP  
**Address** : FOOT OF MULDOON  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0011.030 / 2021 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 54,000 **Project Type** : SANITATION  
**Date of Survey** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,027,600	\$101,400
Interior Architecture	\$375,900	
Electrical	\$557,700	\$42,200
Mechanical	\$71,500	\$57,800
<b>Total</b>	<b>\$3,032,800</b>	<b>\$201,300</b>
Importance Code A	\$2,027,600	\$159,200
Importance Code B	\$927,300	\$42,200
Importance Code C	\$77,800	
<b>Total</b>	<b>\$3,032,800</b>	<b>\$201,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				
Interior Architecture	\$4,800			
Electrical	\$13,500	\$16,100		
Mechanical	\$9,700	\$10,200	\$2,400	\$2,700
<b>Total</b>	<b>\$28,000</b>	<b>\$26,300</b>	<b>\$2,400</b>	<b>\$2,700</b>
Importance Code A	\$2,400	\$3,100	\$2,400	\$2,400
Importance Code B	\$25,600	\$23,200		\$300
Importance Code C				
<b>Total</b>	<b>\$28,000</b>	<b>\$26,300</b>	<b>\$2,400</b>	<b>\$2,700</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 ALAMO SHOP**  
**Asset # : 2021**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal Panel	85%	Now	\$152,000	2033	**	5	\$101,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	15%	Now	\$116,400	2028	**	5	\$14,900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Damaged</i>								
<b>Windows</b>								
Metal Louvers	100%	Now	\$248,800	2038	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Metal Panel	80%	Now	\$912,700	2043	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shop Area</i>								
Skylight, Metal/Glass	20%	Now	\$597,700	2033	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Asphalt Poured	100%	0-2	\$4,800	2028	**	5	\$18,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	2%			LIFE	**	5	\$200	
Metal Panel	98%	0-2	\$77,800	LIFE	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
Exposed Struc: Steel	100%	0-2	\$298,100	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shop Area</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>

**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.

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS I ALAMO SHOP**  
**Asset # : 2021**

<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>	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$1,400	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated 800 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$23,900	5	\$1,400	
Raceway								
Conduit	100%			2023	\$3,700	1		
Panelboards								
Molded Case Bkrs	100%			2022	\$14,600	5	\$1,400	
Wiring								
Thermoplastic	100%			2023	\$8,000	1		
Motor Controllers								
Locally Mounted	100%			2021	\$42,200	5	\$400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2018	\$12,300	10	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	95%	2-4	\$358,500	2033		**		
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Exit, Service	100%	Now	\$12,800	2033		**	1	
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	100%			2018	\$199,200	10	\$200	

<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>	
Heating								
Energy Source								
Fuel Oil No 2	100%			2033		**	\$15,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : This Building Is Not Currently In Use</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**  
**FRESH KILLS I ALAMO SHOP**  
**Asset # : 2021**

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	
<b>Heating</b>								
Conversion Equipment Furnace	100%			2023	\$57,800	1	\$23,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Mounted</i>								
<i>Explanation : 10 Direct Fired Unit Heaters</i>								
<b>Ventilation</b>								
Exhaust Fans Wall Unit	100%			2018	\$71,500	2	\$1,500	
<b>Plumbing</b>								
H/C Water Piping Galv Iron/Steel	100%			2028	* *	1		
Water Heater Electric	100%	Now	\$7,300	2023	\$7,300	4	\$300	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** :  
**Area Sq Ft** : 20,802 **Project Type** : SANITATION  
**Date of Survey** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$168,600	\$98,000
Interior Architecture		\$61,100
Electrical	\$76,700	\$130,800
Mechanical		\$100,000
<b>Total</b>	<b>\$245,300</b>	<b>\$389,900</b>
Importance Code A	\$168,600	\$98,000
Importance Code B	\$76,700	\$291,900
<b>Total</b>	<b>\$245,300</b>	<b>\$389,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$26,900			
Interior Architecture	\$14,200			
Electrical		\$400		
Mechanical	\$1,500	\$11,800	\$2,700	\$1,400
<b>Total</b>	<b>\$42,600</b>	<b>\$12,200</b>	<b>\$2,700</b>	<b>\$1,400</b>
Importance Code A	\$27,800	\$1,000	\$900	\$900
Importance Code B	\$14,800	\$11,300	\$1,800	\$500
Importance Code C				
<b>Total</b>	<b>\$42,600</b>	<b>\$12,200</b>	<b>\$2,700</b>	<b>\$1,400</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.

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 BOAT HOUSE**  
**Asset # : 2022**

<b>Architecture</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>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	2%			LIFE	**	5	\$2,500	
Metal Panel	80%			2043	**	5-10	\$134,800	
Metal Sect. OHD	18%			2036	**	5	\$13,800	
<b>Windows</b>								
Aluminum	100%	0-2	\$26,900	2039	**	5	\$1,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Metal Panel	100%	0-2	\$131,900	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%	0-2	\$14,200	LIFE	**	5	\$61,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Metal Panel	95%			LIFE	**			
<b>Ceilings</b>								
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	90%			LIFE	**	5	\$31,400	

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2033	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Ratings Available</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2033	**	5	\$500	
<b>Raceway</b>								
Conduit	100%			2033	**	1		
<b>Panelboards</b>								
Fused Disc Sw	50%			2031	**	5	\$200	
Molded Case Bkrs	50%			2031	**	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2033	**	1		

**Ground**

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

<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>Ground</b>								
Grounding Devices Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Insulation</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	10%			2023	\$9,500	10	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 &amp; T-12 Lamps</i>								
HID	90%			2023	\$130,800	10	\$500	
Egress Lighting Emergency, Battery	50%			2023	\$12,300	10	\$2,300	
Exit, Service	50%			2023	\$2,500	1		
Exterior Lighting HID	100%			2018	\$76,700	10	\$100	
<b>Mechanical</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>Priority</b>
<b>Heating</b>								
Energy Source Fuel Oil No 2	100%			2043	**	5	\$5,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Ground In Back Of Building</i>								
<i>Explanation : (1) 4,000 Gallon Tank</i>								
Conversion Equipment Hot Water Boiler	100%			2028	**	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room Accessed From Outside Of Main Building</i>								
<i>Explanation : (1) #2 Oil Burning Hot Water Boiler</i>								
Distribution Hot Wtr Piping/Pump	100%			2031	**	4	\$900	
Terminal Devices Convactor/Radiator	15%			2028	**	1	\$900	
Unit Heater-Stm/HW	85%			2023	\$100,000	4	\$1,500	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2039	**	1		
Conversion Equipment Window/Wall Unit	5%			2018	\$1,900	1		
No Component	95%							
<b>Ventilation</b>								
Exhaust Fans Roof	100%			2023	\$14,500	2	\$600	

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Estimates are rounded to the nearest hundred dollars.*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2033	* *	1		
Water Heater Electric	100%			2018	\$2,800	4	\$200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer No Component Generic	50%			2023	\$900	1	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Boiler Only</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe Generic	100%			2033	* *	1-5	\$9,400	

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$891,900	\$89,400
Interior Architecture	\$71,300	
Electrical	\$143,200	
<b>Total</b>	<b>\$1,106,500</b>	<b>\$89,400</b>
Importance Code A	\$891,900	\$89,400
Importance Code B	\$214,500	
<b>Total</b>	<b>\$1,106,500</b>	<b>\$89,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$43,200			\$3,000
Interior Architecture	\$7,800			
Electrical	\$22,000	\$11,800		
Mechanical	\$800	\$23,300	\$800	\$800
<b>Total</b>	<b>\$73,800</b>	<b>\$35,100</b>	<b>\$800</b>	<b>\$3,800</b>
Importance Code A	\$43,900	\$800	\$800	\$3,700
Importance Code B	\$28,100	\$34,300		\$100
Importance Code C	\$1,700			
<b>Total</b>	<b>\$73,800</b>	<b>\$35,100</b>	<b>\$800</b>	<b>\$3,800</b>



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

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	15%	Now	\$187,500	LIFE	**	5	\$28,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$334,300	LIFE	**	5	\$18,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corners</i>								
Metal Panel	25%	Now	\$19,900	2033	**	5	\$17,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	5%			2040	**	5	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Recent Replacement Evident</i>								
Metal Sect. OHD	5%	Now	\$57,700	2043	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken, Corroded &amp; Missing Elements</i>								
Windows								
Glass Block	5%	Now	\$900	LIFE	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location :</i>								
Metal Louvers	95%	Now	\$10,600	2026	\$53,100			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$50,100	LIFE	**	5	\$10,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$148,100	LIFE	**	5	\$8,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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.

\*\* 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**

<b>Architecture</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>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	60%	Now	\$114,200	2033		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
Metal Panel	25%	Now	\$11,700	2028		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Shop Area</i>								
Modified Bitumen	15%			2023	\$36,300	10	\$6,400	
<b>Interior</b>								
<b>Floors</b>								
Asphalt Poured	100%	Now	\$6,100	2028		**	5	\$5,700
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Shop Area</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%	Now	\$1,700	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Concrete Columns In Shop Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Concrete Columns In Shop Area</i>								
Concrete Masonry Unit	60%			LIFE		**	5	\$1,400
Masonry: Brick	35%			LIFE		**		
<b>Ceilings</b>								
Exposed Concrete	100%	Now	\$71,300	LIFE		**	5	\$3,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Shop Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Shop Area</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$23,900	5	\$300	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	90%			2023	\$3,300	1		
Conduit	10%			2043	* *	1		
Panelboards								
Fused Disc Sw	10%			2022	\$700	5		
Molded Case Bkrs	80%			2022	\$5,800	5	\$300	
Molded Case Bkrs	10%			2039	* *	5		
Wiring								
Thermoplastic	90%			2023	\$7,200	1		
Thermoplastic	10%			2043	* *	1		
Motor Controllers								
Locally Mounted	100%			2021	\$14,100	5	\$100	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2018	\$7,700	10	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	80%			2018	\$94,500	10	\$400	
HID	10%	Now	\$11,800	2033	* *			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Egress Lighting								
Emergency, Battery	50%	Now	\$10,000	2033	* *			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Service	50%			2018	\$2,000	1		
Exterior Lighting								
HID	100%			2018	\$48,700	10		
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2033	* *	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Vault</i>								
<i>Explanation : (1) 5,000 Gallon Tank</i>								
Conversion Equipment								
Furnace	100%			2028	* *	1	\$7,500	
<i>Malfunctioning, Extent : Light, Area Affected : 15%</i>								
<i>Location : Ceiling Mounted</i>								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Energy Source							
Electricity	100%			2031	* *	1	
Conversion Equipment							
Window/Wall Unit	10%			2018	\$3,000	1	
No Component	90%						
Ventilation							
Exhaust Fans							
Roof	50%			2018	\$5,900	2	\$200
Wall Unit	50%			2018	\$11,200	2	\$200
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2033	* *	1	
Water Heater							
Electric	100%			2021	\$2,300	4	\$100

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,105,300	\$82,200
Interior Architecture	\$689,800	
Electrical	\$628,600	\$47,700
<b>Total</b>	<b>\$2,423,800</b>	<b>\$129,900</b>
Importance Code A	\$1,105,300	\$82,200
Importance Code B	\$1,146,900	\$47,700
Importance Code C	\$171,600	
<b>Total</b>	<b>\$2,423,800</b>	<b>\$129,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$46,900	\$5,300		
Interior Architecture	\$3,600			\$1,900
Electrical	\$44,400	\$31,900		
Mechanical	\$15,400	\$76,700	\$9,000	\$9,900
<b>Total</b>	<b>\$110,300</b>	<b>\$113,900</b>	<b>\$9,000</b>	<b>\$11,800</b>
Importance Code A	\$53,500	\$12,900	\$6,700	\$6,700
Importance Code B	\$53,200	\$101,100	\$2,400	\$5,100
Importance Code C	\$3,600			
<b>Total</b>	<b>\$110,300</b>	<b>\$113,900</b>	<b>\$9,000</b>	<b>\$11,800</b>



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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								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$139,800	LIFE	**	5	\$42,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Sides Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Sides Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Sides Throughout</i>								
Concrete Masonry Unit	10%	Now	\$13,600	LIFE	**	5	\$2,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$199,500	LIFE	**	5	\$16,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$2,400	2043	**	5	\$3,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2028	**	5	\$10,600	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Recent Repair Evident</i>								
Windows								
Aluminum	15%	Now	\$6,300	2039	**	5	\$400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	85%	Now	\$222,500	2048	**	5	\$27,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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	
<b>Exterior</b>								
<b>Parapets</b>								
Cast in Place Concrete	85%	Now	\$81,500	LIFE	**	5	\$33,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Sides Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Sides Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Concrete Masonry Unit	15%	0-2	\$2,900	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	10%	0-2	\$2,000	2023	\$39,900			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
IRMA/Protected Membrane	30%	Now	\$208,400	2033	**			
<i>Grl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage Area</i>								
Metal Panel	10%	Now	\$19,700	2028	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	50%	Now	\$253,700	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Asphalt Poured	85%	Now	\$68,600	2028	**	5	\$21,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Garage Area</i>								
Vinyl Tile	15%	Now	\$125,400	2033	**	3	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor Corridor</i>								

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**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS I TRACTOR REPAIR SHOP/OFFC**

**Asset # : 2791**

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	15%	Now	\$42,800	LIFE	**	5	\$2,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Garage Area</i>								
Concrete Masonry Unit	65%	0-2	\$61,900	LIFE	**	5	\$11,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$3,600	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$66,800	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$39,800	2043	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mens Restroom</i>								
Exposed Concrete	90%	Now	\$284,600	LIFE	**	5	\$14,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2023	\$4,700	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Ratings Available</i>								
<b>Transformers</b>								
Dry Type	100%			2028	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 75 Kva</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$47,700	5	\$1,800	

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

<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>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	95%			2023	\$29,100	1		
Conduit	5%			2033	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2022	\$3,800	5	\$200	
Molded Case Bkrs	50%	2-4	\$18,800	2048	**	5	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Shop</i>								
Molded Case Bkrs	35%			2022	\$13,200	5	\$600	
Molded Case Bkrs	5%			2031	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	45%	2-4	\$12,200	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2023	\$13,500	1		
Thermoplastic	5%			2033	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%	2-4	\$7,000	2043	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Shop</i>								
Locally Mounted	50%			2021	\$7,000	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2018	\$126,300	10	\$18,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lunch Room</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%	Now	\$42,100	2033	**			
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
HID	60%			2018	\$157,600	10	\$1,300	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2018	\$44,300	10	\$8,100	
Exit, Service	25%			2018	\$1,800	1		
Exit, Battery	25%	Now	\$6,000	2033	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<b>Exterior Lighting</b>								
HID	100%			2018	\$258,400	10	\$200	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Heating</b>							
Energy Source Fuel Oil No 2	100%			2043	* *	5	\$20,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Under Ground Vault In Yard</i>							
<i>Explanation : (1) 20,000 Gallon Tank</i>							
Conversion Equipment Steam Boiler	100%			2040	* *	1	\$66,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Boiler Room</i>							
<i>Explanation : (1) #2 Oil Burning Steam Boiler</i>							
Distribution Steam Piping/Pump	100%			2043	* *	4	\$3,300
Terminal Devices Convactor/Radiator	5%			2021		1	\$1,100
Unit Heater-Stm/HW	95%			2028	* *	4	\$5,800
<b>Air Conditioning</b>							
Energy Source Electricity	100%			2031	* *	1	
Conversion Equipment Window/Wall Unit	10%			2018		1	\$13,500
No Component	90%						
<b>Ventilation</b>							
Exhaust Fans Roof	100%	Now	\$5,100	2018		2	\$1,600
<i>Broken, Extent : Moderate, Area Affected : 40%</i>							
<i>Location : Roof</i>							
<b>Plumbing</b>							
H/C Water Piping Galv Iron/Steel	100%			2028	* *	1	
Water Heater Oil Fired	100%			2018		1	\$2,000
HW Heat Exchanger Low Temp	100%			2033	* *	4	\$10,000
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Fixtures Generic	100%						

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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 /  
**Area Sq Ft** : 4,334                      **Project Type** : SANITATION  
**Date of Survey** : 11-Jul-2012                      **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2685                      **Lot** : 100                      **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$117,100	
Interior Architecture	\$94,300	
<b>Total</b>	<b>\$211,400</b>	
Importance Code A	\$117,100	
Importance Code B	\$94,300	
<b>Total</b>	<b>\$211,400</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$30,100			
Interior Architecture	\$37,800			\$700
Electrical	\$16,000	\$100		
Mechanical	\$200	\$4,900	\$400	\$200
<b>Total</b>	<b>\$84,200</b>	<b>\$5,000</b>	<b>\$400</b>	<b>\$900</b>
Importance Code A	\$30,400	\$800	\$200	\$200
Importance Code B	\$26,300	\$4,200	\$200	\$700
Importance Code C	\$27,500			
<b>Total</b>	<b>\$84,200</b>	<b>\$5,000</b>	<b>\$400</b>	<b>\$900</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.*

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

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

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

**Asset # : 2012**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal Panel	100%	Now	\$28,600	2033	**	5	\$12,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Windows</b>								
Aluminum	95%	Now	\$40,400	2048	**	5	\$500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$1,500	2038	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$76,700	2033	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	Now	\$4,000	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	10%	Now	\$6,200	2032	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%	Now	\$43,800	2033	**	3	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Ceramic Tile	10%	0-2	\$6,300	2032	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Gypsum Board	90%	Now	\$21,200	LIFE	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Office Area</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  
FRESH KILLS II EQUIPMENT WASH BLDG.**

**Asset # : 2012**

<b>Architecture</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>	

**Interior**

**Ceilings**

AcousTileSusp.Lay-In 100% Now \$50,400 2043 \* \* 5 \$3,200

*Broken/Missing Elements, Extent : Moderate, Area Affected : 100%*

*Location : Office Area*

*Water Penetration, Extent : Moderate, Area Affected : 100%*

*Location : Office Area*

<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>	

**Under 600 Volts**

**Service Equipment**

Molded Case Bkrs 100% 2033 \* \* 5 \$100

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

*Location : Electrical Room*

*Explanation : Main Service Rated @ 1200 Amperes*

**Switchgear / Switchboard**

Molded Case Bkrs 100% 2033 \* \* 5 \$100

**Raceway**

Conduit 100% 2033 \* \* 1

**Panelboards**

Fused Disc Sw 20% 2031 \* \* 5

Molded Case Bkrs 80% 2022 \$5,800 5 \$100

**Wiring**

Thermoplastic 100% 2033 \* \* 1

**Motor Controllers**

Locally Mounted 100% 2028 \* \* 5

**Ground**

**Grounding Devices**

Not Accessible 100%

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Connected To Metal Water Pipe*

*Explanation : Covered With Insulation*

**Lighting**

**Exterior Lighting**

HID 100% Now \$16,000 2033 \* \*

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

*Location : Throughout*

<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>	

**Heating**

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

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

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

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

**Asset # : 2012**

<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								
Fuel Oil No 2	100%			2033	* *	5	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Old Wash Building</i>								
<i>Explanation : Building Is Abandoned And Expected To Be Demolished</i>								
<hr/>								
<b>Conversion Equipment</b>								
Furnace	90%			2023	\$4,700	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 2 Units</i>								
Furnace	10%			2018	\$500	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$1,200	
No Component	50%							
<hr/>								
<b>Exhaust Fans</b>								
Roof	100%			2018	\$3,400	2	\$100	
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galv Iron/Steel	100%			2028	* *	1		
<hr/>								

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

*Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : FRESH KILLS II GARAGE  
**Address** : S. OF VICTORY BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0012.010 / 2024 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 27,587 **Project Type** : SANITATION  
**Date of Survey** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2685 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$832,600	\$42,700
Interior Architecture	\$1,057,700	
Electrical	\$346,700	
Mechanical		\$433,800
<b>Total</b>	<b>\$2,237,000</b>	<b>\$476,500</b>
Importance Code A	\$832,600	\$42,700
Importance Code B	\$1,170,600	\$433,800
Importance Code C	\$233,800	
<b>Total</b>	<b>\$2,237,000</b>	<b>\$476,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$32,000			
Interior Architecture	\$14,600			
Electrical	\$13,000	\$1,800	\$1,100	\$1,100
Mechanical	\$33,400	\$34,100	\$2,100	\$2,200
<b>Total</b>	<b>\$93,000</b>	<b>\$35,900</b>	<b>\$3,200</b>	<b>\$3,300</b>
Importance Code A	\$39,900	\$10,100	\$1,200	\$1,200
Importance Code B	\$53,100	\$25,800	\$1,900	\$2,100
Importance Code C				
<b>Total</b>	<b>\$93,000</b>	<b>\$35,900</b>	<b>\$3,200</b>	<b>\$3,300</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 GARAGE**  
**Asset # : 2024**

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	10%	Now	\$65,400	LIFE	**	5	\$2,000	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	70%	Now	\$32,000	2043	**	5	\$42,700	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	20%	Now	\$79,300	2028	**	5	\$10,200	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Deformed &amp; Dented</i>								
Windows								
Aluminum	75%	Now	\$134,000	2048	**	5	\$1,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	25%	Now	\$55,700	2048	**	5	\$6,800	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	70%	Now	\$408,000	2043	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%	Now	\$90,300	2033	**			1
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Asphalt Poured	100%	Now	\$49,400	2043	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$81,600	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	75%	Now	\$152,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II GARAGE**  
**Asset # : 2024**

<b>Architecture</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>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$14,600	2043	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	30%	Now	\$456,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	50%	Now	\$227,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%	Now	\$90,600	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated @ 2000 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2023	\$23,900	5	\$700	
<b>Raceway</b>								
Conduit	100%			2023	\$3,700	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2022	\$2,200	5	\$100	
Molded Case Bkrs	85%			2022	\$12,400	5	\$600	
<b>Wiring</b>								
Thermoplastic	100%			2023	\$8,000	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2021	\$21,100	5	\$200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Manual	100%			2023	\$8,700	5	\$100	
<b>Generators</b>								
Natural Gas	100%	Now	\$71,500	2038	**	1	\$9,600	
<i>Engine Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location :</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**  
**FRESH KILLS II GARAGE**  
**Asset # : 2024**

<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>	

**Lighting**

Interior Lighting  
Fluorescent

10% Now \$12,600 2033 \* \*  
*Not in Service, Extent : Moderate, Area Affected : 100%*  
*Location : 1st Floor*

HID 30% 2018 \$57,800 10 \$200  
HID 60% Now \$115,700 2033 \* \*

*Malfunctioning, Extent : Moderate, Area Affected : 100%*  
*Location : 1st Floor*

Exterior Lighting  
HID

100% Now \$101,700 2033 \* \*  
*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Outside*

<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>	

**Heating**

Energy Source  
Fuel Oil No 2

100% 2033 \* \* 5 \$7,700  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Old Garage*  
*Explanation : Building Is Abandoned And Expected To Be Demolished*

Conversion Equipment  
Furnace

30% 2018 \$8,900 1 \$3,700  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Ceiling Mounted*  
*Explanation : Direct Fired Unit Heaters - Mostly Unaccessible*

Hot Water Boiler 70% Now \$7,600 2028 \* \* 1 \$7,700

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : In Boiler Room Adjacent To Garage*  
*Explanation : 2 Units - Not In Service*

**Distribution**

Hot Wtr Piping/Pump

100% Now \$12,100 2031 \* \* 4 \$1,200  
*Not in Service, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

**Terminal Devices**

Fan Coil Unit/Heat

100% 2023 \$361,700 1 \$8,000  
*Not in Service, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

**Air Conditioning**

Energy Source  
Electricity

100% 2031 \* \* 1

**Conversion Equipment**

Window/Wall Unit  
No Component

10% 2017 \$5,000 1  
90%

**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 II GARAGE**  
**Asset # : 2024**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
Ventilation								
Exhaust Fans								
Roof	100%			2018	\$19,200	2	\$800	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2021	\$72,100	1		
Water Heater								
Oil Fired	100%			2017	\$7,500	1	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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

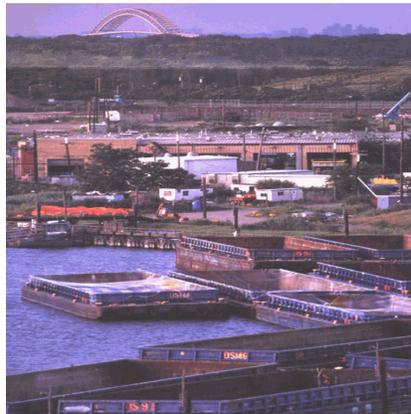
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : FRESH KILLS II PUMP HOUSE & POWER HOUSE  
**Address** : SOUTH OF VICTORY BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0012.070 / 2789 **Yr Built/Renovated** :  
**Area Sq Ft** : 500 **Project Type** : SANITATION  
**Date of Survey** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2685 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$77,200	
Electrical	\$70,300	\$47,700
<b>Total</b>	<b>\$147,400</b>	<b>\$47,700</b>
Importance Code A	\$77,200	
Importance Code B	\$70,300	\$47,700
<b>Total</b>	<b>\$147,400</b>	<b>\$47,700</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$10,200			
Interior Architecture	\$37,000			
Electrical	\$6,100			
Mechanical	\$3,300	\$2,300		
<b>Total</b>	<b>\$56,700</b>	<b>\$2,300</b>		
Importance Code A	\$10,200	\$2,000		
Importance Code B	\$39,200	\$400		
Importance Code C	\$7,300			
<b>Total</b>	<b>\$56,700</b>	<b>\$2,300</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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 PUMP HOUSE & POWER HOUSE**  
**Asset # : 2789**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	100%	Now	\$77,200	LIFE	**	5	\$1,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Windows</b>								
Steel	100%	Now	\$3,800	2048	**	5	\$500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$6,400	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%	Now	\$2,100	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Concrete Masonry Unit	100%	0-2	\$7,300	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Ceilings</b>								
Exposed Struc: Steel	100%	Now	\$27,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2023	\$4,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Section Area</i>								
<i>Explanation : Main Service Rated @ 600 Amps</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**  
**FRESH KILLS II PUMP HOUSE & POWER HOUSE**

**Asset # : 2789**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$47,700	5		
Raceway								
Conduit	100%			2023	\$5,300	1		
Panelboards								
Molded Case Bkrs	100%			2022	\$7,300	5		
Wiring								
Thermoplastic	100%			2023	\$6,500	1		
Motor Controllers								
Locally Mounted	100%	Now	\$70,300	2043	* *	5		
			<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%	0-2	\$600	2033	* *			
			<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
Fluorescent	65%	Now	\$3,700	2033	* *			
			<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
HID	25%			2018		10		
Exterior Lighting								
HID	100%	Now	\$1,800	2033	* *			
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Outside</i>					

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Heating</b>								
Energy Source								
Electricity	100%			2033	* *	1		
			<i>Not in Service, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Salt Water Spraying System No Longer Used</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Pump House</i>					
			<i>Explanation : Building Is Abandoned And Expected To Be Demolished</i>					
Conversion Equipment								
Radiant Heater	100%			2018	\$1,900	2	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 5 Units</i>					

**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**  
**FRESH KILLS II PUMP HOUSE & POWER HOUSE**

**Asset # : 2789**

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	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	100%	Now	\$2,000	2033	* *	2		
		<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Ventilation								
Exhaust Fans								
Roof	100%			2018	\$300	2		
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%	0-2	\$1,300	2043	* *	1		
		<i>Corroded, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : GREENPOINT MARINE TRANSFER STA.  
**Address** : N. HENRY ST. & 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** : 21-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2508 **Lot** : 1 **BIN** : 3064006

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$747,800	\$477,500
Interior Architecture	\$570,000	\$155,300
Electrical		\$1,188,500
Mechanical	\$516,900	\$109,500
<b>Total</b>	<b>\$1,834,700</b>	<b>\$1,930,800</b>
Importance Code A	\$747,800	\$513,600
Importance Code B	\$1,086,900	\$1,417,200
<b>Total</b>	<b>\$1,834,700</b>	<b>\$1,930,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$27,900			
Interior Architecture	\$97,200			\$500
Electrical	\$10,300		\$1,000	\$800
Mechanical	\$67,000	\$2,700	\$8,400	\$3,700
<b>Total</b>	<b>\$202,400</b>	<b>\$2,700</b>	<b>\$9,400</b>	<b>\$5,000</b>
Importance Code A	\$28,100		\$200	
Importance Code B	\$141,000	\$2,700	\$9,200	\$5,000
Importance Code C	\$33,300			
<b>Total</b>	<b>\$202,400</b>	<b>\$2,700</b>	<b>\$9,400</b>	<b>\$5,000</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.

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal Panel	100%	Now	\$156,700	2046	**	5	\$209,100	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Building Is Unoccupied And Scheduled To Be Demolished. Report To Follow Is A Carryover From July 2010</i>								
<hr/>								
<b>Windows</b>								
Aluminum	10%	Now	\$27,900	2051	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Office</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Office</i>								
Fiberglass Panel	90%	Now	\$186,400	2034	**	5	\$11,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parapets</b>								
Metal Rail	100%	Now	\$197,000	2031	**	5	\$268,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Roof</b>								
Cast in Place Concrete	25%	Now	\$35,100	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
Metal Panel	75%	Now	\$172,700	2031	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%	Now	\$144,200	LIFE	**	5	\$155,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$74,700	2041	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$32,800	2036	**	3	\$1,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

**Asset # : 2017**

<b>Architecture</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>	
Interior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$12,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	Now	\$2,200	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Equipment Room</i>								
Concrete Masonry Unit	35%			LIFE	**	5	\$5,600	
Glass: Single Pane	5%	Now	\$5,900	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$7,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Offices</i>								
SGFT/Glazed Masonry	25%			LIFE	**	10	\$2,500	
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$31,200	2046	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$124,000	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Level</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Level</i>								
Exposed Struc: Steel	70%	4+	\$227,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garbage Disposal Area</i>								

<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>	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$36,100	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2024	\$15,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480v/208/120v</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$167,000	5	\$1,600	

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**

<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>Under 600 Volts</b>								
Raceway								
Conduit	100%			2026	\$46,900	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$94,900	5	\$1,600	
Wiring								
Thermoplastic	100%			2026	\$53,900	1		
Motor Controllers								
Locally Mounted	10%			2024	\$3,700	5		
Motor Control Center	90%			2024	\$143,100	5	\$1,500	
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE		**	5	\$900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Water Main</i>					
			<i>Explanation : Corroded</i>					
<b>Lighting</b>								
Interior Lighting								
HID	40%			2021	\$104,200	10	\$700	
Incandescent	60%			2021	\$321,500	2	\$700	
Egress Lighting								
No Component	50%							
No Component	50%							
Exterior Lighting								
HID	100%			2021	\$220,900	10	\$200	
<b>Mechanical</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>Priority</b>
<b>Heating</b>								
Energy Source								
Electricity	100%			2026		1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Level</i>					
			<i>Explanation : This Facility Being Used For Temporary Storage</i>					
Conversion Equipment								
Radiant Heater	5%			2021	\$11,300	2	\$1,200	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Office Only</i>					
			<i>Explanation : Elec. Radiant Heater</i>					
No Component	95%							
Distribution								
Steam Piping/Pump	100%	Now	\$18,000	2056		**	4	\$2,600
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

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

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

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

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

**Asset # : 2017**

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								
Terminal Devices								
Convactor/Radiator	40%	Now	\$9,700	2046	**	1	\$6,100	
	<i>Damaged, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Fan Coil Unit/Heat	60%	Now	\$23,100	2036	**	1	\$9,200	
	<i>Not in Service, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Air Conditioning								
Energy Source								
Electricity	100%			2025		1		
Conversion Equipment								
Window/Wall Unit	5%			2019		1		
No Component	95%							
Ventilation								
Exhaust Fans								
Interior	60%	Now	\$159,900	2036	**	2	\$800	
	<i>Not in Service, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%	Now	\$61,500	2056	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
No Component	60%							
HW Heat Exchanger								
Low Temp	100%	Now	\$16,000	2056	**	4	\$5,200	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mech Room</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$111,800	LIFE	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Lower Level</i>							
Fixtures								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$183,700	2056	**	1-5	\$18,700	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : MANHATTAN 11 GARAGE  
**Address** : 343 E. 99TH ST. BTWN: FIRST AVE. - SECOND AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0044.000 / 4184 **Yr Built/Renovated** : 1919 / 1990  
**Area Sq Ft** : 37,000 **Project Type** : SANITATION  
**Date of Survey** : 19-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1671 **Lot** : 23 **BIN** : 1052640

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,412,600	\$95,300
Interior Architecture	\$887,200	\$86,900
Electrical		\$289,700
Mechanical	\$153,000	\$523,500
<b>Total</b>	<b>\$2,452,800</b>	<b>\$995,400</b>
Importance Code A	\$1,412,600	\$95,300
Importance Code B	\$963,400	\$900,100
Importance Code C	\$76,800	
<b>Total</b>	<b>\$2,452,800</b>	<b>\$995,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$3,600			
Interior Architecture	\$46,600		\$4,700	\$600
Electrical	\$23,700		\$300	\$400
Mechanical	\$78,900	\$6,700	\$19,400	\$6,100
<b>Total</b>	<b>\$152,900</b>	<b>\$6,700</b>	<b>\$24,300</b>	<b>\$7,100</b>
Importance Code A	\$6,800	\$3,100	\$3,100	\$3,100
Importance Code B	\$130,600	\$3,500	\$21,200	\$3,900
Importance Code C	\$15,600			
<b>Total</b>	<b>\$152,900</b>	<b>\$6,700</b>	<b>\$24,300</b>	<b>\$7,100</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 11 GARAGE**  
**Asset # : 4184**

Architecture	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%			LIFE	**	5	\$7,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Slated For Demolition In Near Future</i>								
Masonry: Brick	80%	Now	\$685,000	LIFE	**	5	\$46,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : South Facade, Southeast And Southwest Corners</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	10%			2031	**	5	\$18,200	
Windows								
Steel	100%	Now	\$398,100	2051	**	5	\$48,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%	Now	\$174,000	LIFE	**	5	\$3,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facade, Corners, Coping</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</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 11 GARAGE**  
**Asset # : 4184**

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	
<b>Exterior</b>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$155,400	2036		**		
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structurally Unstable Due To Rotted Wood Beams</i>								
<hr/>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	80%	Now	\$121,000	LIFE		**	5	\$86,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
Vinyl Tile	10%	Now	\$41,200	2036		**	3	\$1,900
<i>Worn/Eroded, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 2nd Floor</i>								
Wood	10%			2029		**	5	\$9,300
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior Walls</b>								
Cast Stone/Terra Cotta	15%			LIFE		**	10	\$11,400
Concrete Masonry Unit	25%			LIFE		**	5	\$4,000
Gypsum Board	10%			LIFE		**	5-10	\$3,400
Masonry: Brick	50%	0-2	\$76,800	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</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 11 GARAGE**  
**Asset # : 4184**

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	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$39,200	2046	**	5	\$2,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	40%	Now	\$608,900	LIFE	**			
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wood Joist Framing System</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wood Joist Framing System</i>								
Metal Panel	50%			LIFE	**	5	\$62,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</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								
Service Equipment								
Molded Case Bkrs	100%			2046	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 200 Amps</i>								
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Molded Case Bkrs	80%			2025	\$11,700	5	\$800	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$4,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$4,000	1		
Motor Controllers								
Locally Mounted	100%			2024	\$28,100	5	\$300	
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.

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 11 GARAGE**  
**Asset # : 4184**

<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>								
Interior Lighting Fluorescent	60%			2021	\$101,500	10	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	20%			2021	\$51,700	10	\$200	
Incandescent	20%			2021	\$33,800	2	\$100	
<b>Egress Lighting</b>								
Exit, Service	50%			2021	\$4,400	1		
Exit, Battery	50%			2021	\$14,900	10	\$1,100	
<b>Exterior Lighting</b>								
HID	100%			2021	\$136,500	10	\$100	

<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 Fuel Oil No 2	100%			2036	* *	5	\$10,300	
<i>Exposed Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard - One Tank 2500 Gal</i>								
<b>Conversion Equipment</b>								
Furnace	10%			2026	\$4,000	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1 Fl. Mechanic Area</i>								
<i>Explanation : 2 Oil Fired Units</i>								
Steam Boiler	90%			2039	* *	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
<b>Distribution</b>								
Steam Piping/Pump	90%	Now	\$20,400	2026	\$203,600	4	\$1,500	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zone Valves, Various</i>								
No Component	10%							

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 11 GARAGE**  
**Asset # : 4184**

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	
<b>Heating</b>								
Terminal Devices								
Convector/Radiator	50%	0-2	\$153,000	2046	**	1	\$4,800	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Fl.</i>								
Fan Coil Unit/Heat	40%			2021	\$194,000	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Modine Units</i>								
Fan Coil Unit/Heat	10%			2026	\$48,500	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanic Area</i>								
<i>Explanation : 2 Oil Fired Units</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$13,300	1		
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%	Now	\$5,600	LIFE	**	2-5	\$3,700	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
No Component	80%							
Exhaust Fans								
Roof	40%	Now	\$10,300	2036	**	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Wall Unit	40%	Now	\$19,600	2036	**	2	\$300	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Garage</i>								
No Component	20%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2026	\$19,400	1		
Galv Iron/Steel	80%			2024	\$77,400	1		
<i>Corroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2021	\$5,000	4	\$300	
Sanitary Piping								
Cast Iron	100%	Now	\$7,000	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 11 GARAGE**  
**Asset # : 4184**

<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>Plumbing</b>								
Storm Drain Piping Cast Iron	100%	Now	\$4,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Sump Pump(s) Submersible	100%	Now	\$6,500	2021	\$6,500	4	\$1,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe Generic	100%			2036	**	1-5	\$16,700	
Sprinkler Generic	100%			2036	**	1-2	\$9,300	

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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.

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 04-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,ph  
**Block** : 2196 **Lot** : 1 **BIN** : 1064485

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$322,100	\$196,600
Interior Architecture	\$39,500	\$269,800
Electrical	\$902,400	\$324,700
Mechanical	\$39,300	\$1,911,400
<b>Total</b>	<b>\$1,303,300</b>	<b>\$2,702,500</b>
Importance Code A	\$322,100	\$372,500
Importance Code B	\$981,200	\$2,330,000
<b>Total</b>	<b>\$1,303,300</b>	<b>\$2,702,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$13,400		\$1,100	
Interior Architecture	\$79,500	\$2,500		\$6,800
Electrical	\$5,600	\$2,400	\$24,100	\$1,500
Mechanical	\$91,800	\$11,900	\$39,400	\$11,900
<b>Total</b>	<b>\$190,300</b>	<b>\$16,800</b>	<b>\$64,600</b>	<b>\$20,300</b>
Importance Code A	\$17,400	\$4,000	\$5,200	\$4,000
Importance Code B	\$172,900	\$11,200	\$59,400	\$10,200
Importance Code C		\$1,700		\$6,100
<b>Total</b>	<b>\$190,300</b>	<b>\$16,800</b>	<b>\$64,600</b>	<b>\$20,300</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.

Maintenance \$ are aggregated over a ten-year period. Site 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	53%			LIFE	**	5	\$34,800	
Concrete Masonry Unit	10%	Now	\$42,300	LIFE	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pilar At Southeast Corner</i>								
Masonry: Brick	10%			LIFE	**	5	\$10,500	
Masonry: Granite	2%			LIFE	**	5	\$1,600	
Metal Sect. OHD	25%			2037	**	5	\$82,200	
Windows								
Aluminum	93%	Now	\$53,800	2040	**	5	\$6,600	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Glass Block	5%			LIFE	**	5	\$400	
Metal Louvers	2%			2027	**	10	\$1,800	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$8,400	
Metal Panel	5%			2044	**	5	\$2,200	
Metal Rail	20%	Now	\$11,600	2037	**	5	\$15,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%	Now	\$185,000	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Shops</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Locker Rooms And Shops</i>								
Sloped Glazing	5%			LIFE	**	5	\$114,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Locker Rooms</i>								

## 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.

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

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	65%	Now	\$39,500	LIFE	**	5	\$170,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage</i>								
Ceramic Tile	10%	Now	\$22,700	2033	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanics Restrooms</i>								
Quarry Tile	15%			2037	**	5	\$27,000	
Vinyl Tile	5%			2024	\$49,700	3	\$2,200	
Vinyl Tile	5%	Now	\$14,900	2024	\$49,700	3	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<b>Interior Walls</b>								
Ceramic Tile	7%			2033	**	5	\$3,400	
Concrete Masonry Unit	85%			LIFE	**	5	\$16,600	
Glass: Single Pane	3%			LIFE	**	5	\$1,100	
Metal Coiling Doors	5%			2040	**	5	\$12,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$28,400	2029	**	5	\$6,000	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Exposed Struc: Steel	80%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$7,500	
Metal Panel	5%			LIFE	**	5	\$7,500	

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2024	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	75%			2024	\$35,800	5	\$300	
Molded Case Bkrs	25%			2024	\$11,900	5	\$600	
<b>Raceway</b>								
Conduit	100%			2024	\$9,100	1		

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

<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>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	80%			2023	\$23,400	5	\$1,900	
Molded Case Bkrs	20%			2032	* *	5	\$500	
<b>Wiring</b>								
Thermoplastic	100%			2024	\$19,900	1		
<b>Motor Controllers</b>								
Locally Mounted	45%			2022	\$28,500	5	\$300	
Locally Mounted	5%	2-4	\$3,200	2044	* *	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Motor Control Center	50%			2022	\$7,300	5	\$1,200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$1,300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2024	\$244,800	10	\$44,000	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor And Offices</i>								
HID	40%			2019	\$249,600	10	\$1,000	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2019	\$52,700	10	\$9,700	
Exit, Service	50%			2019	\$10,500	1		
<b>Exterior Lighting</b>								
HID	100%			2019	\$329,200	10	\$300	
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2019	\$270,900	1-3	\$16,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors.</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>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2034	* *	5	\$24,800	
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2022	\$175,800	1	\$39,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

<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>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$39,300	2032	**	4	\$3,900	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boost Pumps And Pipings</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Circulation Pump, Ceiling Of Boiler Room</i>								
<b>Terminal Devices</b>								
Air Handler	20%	Now	\$16,900	2024	\$84,300	1	\$8,900	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : For Locker Room, Toilet Room, Penthouse</i>								
Convactor/Radiator	10%			2022	\$73,800	1	\$2,600	
Unit Heater-Stm/HW	70%	Now	\$17,700	2024	\$353,400	4	\$5,100	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Motors, Garage</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2032	**	1		
<b>Conversion Equipment</b>								
Int Pkg Unit - Heating/Cooling	20%	Now	\$31,100	2022	\$311,400	2	\$800	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : For Locker Room, Toilet Room, Penthouse</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
Window/Wall Unit	8%			2017	\$12,900	1		
No Component	72%							
<b>Heat Rejection</b>								
Air Condenser Unit	20%			2024	\$8,700	2	\$11,200	
No Component	80%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
<b>Exhaust Fans</b>								
Roof	50%			2029	**	2	\$1,200	
No Component	50%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	50%			2034	**	1		
Galv Iron/Steel	50%			2029	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2023	\$18,200	2	\$1,200	

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

<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>Plumbing</b>								
Sanitary Piping Cast Iron	100%	Now	\$3,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Backup From Sewage At Boiler Room</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Leaking To Boiler Room</i>								
<hr/>								
Storm Drain Piping Cast Iron	100%	Now	\$2,200	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Leaking To 2nd Floor Locker Room From Penthouse</i>								
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<hr/>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2034	**	1-5	\$40,400	
<hr/>								
Sprinkler Generic	100%			2024	\$912,600	1-2	\$22,400	
<hr/>								

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : MANHATTAN 2 GARAGE GANSEVOORT  
**Address** : 2 BLOOMFIELD STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0041.000 / 4181 **Yr Built/Renovated** : 1953 / 2010  
**Area Sq Ft** : 35,890 **Project Type** : SANITATION  
**Date of Survey** : 21-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 651 **Lot** : 1 **BIN** : 1083566

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,280,800	\$93,800
Interior Architecture	\$127,700	\$244,900
Electrical	\$132,400	\$190,100
<b>Total</b>	<b>\$1,540,900</b>	<b>\$528,800</b>
Importance Code A	\$1,280,800	\$93,800
Importance Code B	\$200,900	\$435,000
Importance Code C	\$59,200	
<b>Total</b>	<b>\$1,540,900</b>	<b>\$528,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$49,800			
Interior Architecture	\$51,300			\$2,400
Electrical	\$24,100			\$12,300
Mechanical	\$34,000	\$2,000	\$2,700	\$2,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$163,100</b>	<b>\$6,000</b>	<b>\$6,700</b>	<b>\$21,300</b>
Importance Code A	\$49,900	\$100		\$100
Importance Code B	\$113,200	\$5,800	\$6,700	\$21,200
Importance Code C				
<b>Total</b>	<b>\$163,100</b>	<b>\$6,000</b>	<b>\$6,700</b>	<b>\$21,300</b>



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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	85%	Now	\$564,800	LIFE	**	5	\$47,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North West Corner</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade, East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade, East Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South East Corner</i>								
Masonry: Granite	5%	Now	\$32,600	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Entrance On North Side</i>								
Metal Coiling Doors	10%	Now	\$93,700	2020	\$312,400	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$309,800	2047	**	5	\$3,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$15,200	LIFE	**	5	\$2,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At South East Corner</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South And West Facades</i>								
Pre-Cast Concrete	10%	Now	\$2,100	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%			2032	**	10	\$45,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

<b>Architecture</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>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	70%	Now	\$68,500	LIFE	**	5	\$73,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Of 3 Story Structure</i>								
Ceramic Tile	10%	Now	\$4,600	2025	\$91,200	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$24,000	2022	\$80,000	3	\$3,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	15%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
SGFT/Glazed Masonry	80%	Now	\$59,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2035	**	5	\$2,400	
Exposed Concrete	20%			LIFE	**	5	\$1,500	
Exposed Concrete	5%	Now	\$22,700	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Interior Driveway At North Side</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Of 3 Story Structure</i>								
Exposed Concrete	60%			LIFE	**	5	\$4,500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage Area</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$3,000	

<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>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2022	\$1,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Name Plate Missing</i>								

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

<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>Under 600 Volts</b>								
<b>Transformers</b>								
Dry Type	100%			2027	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated At 208/480v</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2022	\$23,900	5	\$200	
<b>Raceway</b>								
Conduit	95%			2022	\$3,500	1		
Conduit	5%			2032	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2030	**	5	\$100	
Molded Case Bkrs	85%			2021	\$12,400	5	\$800	
Molded Case Bkrs	5%			2030	**	5		
<b>Wiring</b>								
Braided Cloth	50%	0-2	\$4,000	2047	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	5%			2032	**	1		
Thermoplastic	45%			2022	\$3,600	1		
<b>Motor Controllers</b>								
Locally Mounted	25%			2020	\$7,000	5	\$100	
Motor Control Center	75%			2020	\$4,800	5	\$700	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Pump Room</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2022	\$114,800	10	\$20,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	30%			2022	\$75,300	10	\$300	
<b>Egress Lighting</b>								
Exit, Service	50%			2017	\$4,200	1		
Exit, Battery	50%			2017	\$14,500	10	\$1,100	
<b>Exterior Lighting</b>								
HID	100%			2017	\$132,400	10	\$100	

<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>	

**Heating**

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

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	
<b>Heating</b>								
Energy Source								
Electricity	5%			2032	**	1		
Natural Gas	95%			2032	**	1		
Conversion Equipment								
Radiant Heater	5%			2022	\$6,900	2	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Explanation : 5 Electric Baseboard Heaters</i>							
No Component	95%							
Terminal Devices								
Fan Coil Unit/Heat	95%			2030	**	1	\$9,900	
	<i>Other Observation, Extent : Light, Area Affected : 95%</i>							
	<i>Location : Throughout Garage</i>							
	<i>Explanation : 11 Gas Fired Units</i>							
No Component	5%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	30%			2017	\$19,400	1		
No Component	70%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,400	
No Component	70%							
Exhaust Fans								
Roof	50%	Now	\$600	2022	\$12,500	2	\$400	
	<i>Broken, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : One Exhaust Fan Out Of Two</i>							
Wall Unit	50%			2022	\$23,800	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2032	**	1		
Galv Iron/Steel	80%			2027	**	1		
Water Heater								
Gas Fired	50%	Now	\$3,700	2022	\$3,700	2	\$200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 2 Units</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : 4 Units</i>							
Gas Fired	50%			2017	\$3,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			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  
MANHATTAN 2 GARAGE GANSEVOORT  
Asset # : 4181**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Plumbing</b>								
Backflow Preventer								
Generic	100%			2022	\$3,000	1	\$2,000	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-4</i>						
		<i>Explanation : 1 Unit - Not In Service</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2032	* *	1-5	\$16,800	

*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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : MANHATTAN 2/4 GARAGE (FORMER GANSEVOORT MTS)  
**Address** : 2 BLOOMFIELD STREET WEST STREET & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0003.000 / 118 **Yr Built/Renovated** : 1950 / 1990  
**Area Sq Ft** : 58,632 **Project Type** : SANITATION  
**Date of Survey** : 09-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 651 **Lot** : 1 **BIN** : 1083564

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,139,700	\$902,900
Interior Architecture	\$1,743,400	\$76,000
Electrical	\$475,500	\$244,800
Mechanical	\$93,100	\$492,900
<b>Total</b>	<b>\$3,451,600</b>	<b>\$1,716,600</b>
Importance Code A	\$1,139,700	\$902,900
Importance Code B	\$2,235,300	\$813,700
Importance Code C	\$76,600	
<b>Total</b>	<b>\$3,451,600</b>	<b>\$1,716,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$50,400			
Interior Architecture	\$36,400			\$1,000
Electrical	\$22,100	\$47,100	\$200	\$300
Mechanical	\$2,000	\$9,900	\$6,800	\$1,900
<b>Total</b>	<b>\$110,900</b>	<b>\$57,000</b>	<b>\$7,000</b>	<b>\$3,200</b>
Importance Code A	\$50,400	\$100		
Importance Code B	\$29,900	\$56,900	\$7,000	\$3,200
Importance Code C	\$30,600			
<b>Total</b>	<b>\$110,900</b>	<b>\$57,000</b>	<b>\$7,000</b>	<b>\$3,200</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	8%	0-2	\$24,100	LIFE	**	5	\$43,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Cement-Fiber Panel	35%	Now	\$79,300	2023	\$264,400			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Lower Level</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Steel Members At Lower Level</i>							
	<i>Explanation : Corrosion Rusting</i>							
Concrete Masonry Unit	2%	Now	\$26,400	LIFE	**	5	\$1,400	1
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Pump Room At Lower Level</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Pump Room At Lower Level</i>							
	<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Pump Room At Lower Level</i>							
Exposed Struc: Steel	5%	2-4	\$99,800	LIFE	**	5	\$17,100	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Steel Columns</i>							
Fiberglass Panel	50%			2026	\$390,100	5	\$204,800	
<b>Windows</b>								
Steel	100%	Now	\$209,200	2048	**	5	\$25,600	
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Roof</b>								
Metal Panel	100%	Now	\$751,400	2043	**			
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : null</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : null</i>							
	<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							

**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**  
**MANHATTAN 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

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								
Asphalt Macadam	40%	Now	\$61,200	2028	**	5	\$7,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Level</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Level</i>								
<i>Explanation : Water Penetration</i>								
Cast in Place Concrete	45%	Now	\$211,800	LIFE	**	5	\$76,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	1%	Now	\$5,800	2026	\$14,600	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$64,100	2033	**	3	\$2,900	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Wood	4%	4+	\$49,800	2038	**	5	\$2,900	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	4%	0-2	\$5,100	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	65%	Now	\$76,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Gypsum Board	1%	Now	\$300	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Outside Electrical Room</i>								
Metal Panel	5%	0-2	\$6,600	LIFE	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	0-2	\$18,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office</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 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

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

Exposed Concrete	50%	Now	\$485,500	LIFE	**	5	\$6,000
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*Corrosion/Rusting, Extent : Severe, Area Affected : 25%*

*Location : Steel Members At Lower Level*

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

*Location : Steel Members At Lower Level*

*Loose/Delam Surface, Extent : Severe, Area Affected : 20%*

*Location : Steel Members At Lower Level*

*Water Penetration, Extent : Severe, Area Affected : 25%*

*Location : Lower Level*

Exposed Struc: Steel	50%	0-2	\$794,400	LIFE	**		
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*Corrosion/Rusting, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	70%			2023	\$25,300	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 1200 Amps Main Disconnect Switch*

Fused Disc Sw	30%			2043	**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 800 Amps Main Disconnect Switch*

## Transformers

Dry Type	100%			2036	**	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 225 Kva 480hv-208/120lv*

## Switchgear / Switchboard

Molded Case Bkrs	75%			2023	\$125,300	5	\$1,200
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Molded Case Bkrs	25%			2049	**	5	\$400
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## Raceway

Conduit	75%			2023	\$35,200	1	
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Conduit	25%			2049	**	1	
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## Panelboards

Fused Disc Sw	5%			2045	**	5	\$100
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Fused Disc Sw	10%			2022	\$9,500	5	\$100
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Molded Case Bkrs	25%			2045	**	5	\$400
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Molded Case Bkrs	60%			2022	\$56,900	5	\$900
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

<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>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$21,500	2048	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2023	\$16,200	1		
Thermoplastic	30%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	75%			2021	\$27,400	5	\$300	
Locally Mounted	25%			2040	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$900	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2018	\$262,300	10	\$23,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2031	**	10	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Building Only</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2031	**	10	\$200	
HID	20%			2018	\$51,000	10	\$300	
<b>Egress Lighting</b>								
Emergency, Battery	35%			2018	\$16,000	10	\$4,400	
Emergency, Battery	15%			2031	**	10	\$1,900	
Exit, Service	35%			2018	\$2,000	1		
Exit, Service	15%			2031	**	1		
<b>Exterior Lighting</b>								
HID	75%			2018	\$162,200	10	\$100	
HID	25%			2031	**	10		

<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>								
<b>Energy Source</b>								
Electricity	100%			2043	**	1		
<i>Recent Installation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : New Power For Modular Buildings</i>								
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	40%			2028	**	1	\$6,700	
Fan Coil Unit/Heat	60%			2023	\$452,800	1	\$10,000	
<b>Air Conditioning</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.*

*Maintenance \$ are aggregated over a ten-year period. Site 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 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

<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>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Cooling	40%			2018	\$93,100	2	\$1,300	
No Component	60%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,800	
<b>Exhaust Fans</b>								
Roof	100%			2023	\$40,100	2	\$1,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galv Iron/Steel	100%			2028	**	1		
<b>Water Heater</b>								
Electric	100%			2018	\$7,800	4	\$500	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
			<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Lines To Septic Tank</i>					
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sewage Ejector(s)</b>								
Compressed Air	100%			2023	\$27,800	4	\$1,600	
<b>Fixtures</b>								
Generic	100%							

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 04-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2196 **Lot** : 1 **BIN** : 1064485

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,857,900	\$314,600
Interior Architecture	\$1,855,600	\$229,300
Electrical	\$659,900	\$141,800
Mechanical	\$342,200	\$426,700
<b>Total</b>	<b>\$5,715,700</b>	<b>\$1,112,400</b>
Importance Code A	\$2,857,900	\$314,600
Importance Code B	\$2,272,200	\$797,800
Importance Code C	\$585,600	
<b>Total</b>	<b>\$5,715,700</b>	<b>\$1,112,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$12,100		\$8,000	\$1,500
Interior Architecture	\$53,400	\$1,100		
Electrical	\$23,800	\$700	\$18,700	
Mechanical	\$36,200	\$8,600	\$51,700	\$7,500
<b>Total</b>	<b>\$125,500</b>	<b>\$10,500</b>	<b>\$78,400</b>	<b>\$9,000</b>
Importance Code A	\$17,800	\$5,700	\$14,500	\$7,200
Importance Code B	\$89,700	\$4,700	\$63,900	\$1,800
Importance Code C	\$17,900			
<b>Total</b>	<b>\$125,500</b>	<b>\$10,500</b>	<b>\$78,400</b>	<b>\$9,000</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.

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

Architecture	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	\$419,300	LIFE	**	5	\$79,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Crazing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$953,100	LIFE	**	5	\$161,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$116,800	LIFE	**	5	\$7,600	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Metal Sect. OHD	10%	Now	\$369,900	2037	**	5	\$31,600	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken/missing Elements</i>								
Windows								
Aluminum	20%			2040	**	5	\$3,000	
Steel	80%	Now	\$603,100	2049	**	5	\$73,900	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%</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**

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	
<b>Exterior</b>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	10%	Now	\$12,100	LIFE	**	5	\$2,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Crazing, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%	Now	\$65,900	LIFE	**	5	\$2,900	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corners</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	25%			2029	**	10	\$8,000	
Built-Up (BUR)	70%	Now	\$99,800	2034	**			1
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$230,100	2054	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	83%	Now	\$219,200	LIFE	**	5	\$157,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2027	**	5	\$4,300	
Steel Plate	2%	Now	\$154,500	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	10%			2024		3	\$3,200	

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

**Asset # : 13643**

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	25%	Now	\$255,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Old Incinerator Area</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Old Incinerator Area</i>								
Concrete Masonry Unit	10%	Now	\$17,900	LIFE	**	5	\$3,300	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
Masonry: Brick	40%	Now	\$251,900	LIFE	**			
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multiple Locations</i>								
SGFT/Glazed Masonry	25%	Now	\$78,200	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Restroom Entrance</i>								
<b>Ceilings</b>								
Exposed Concrete	50%	Now	\$272,400	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
Exposed Struc: Steel	35%	Now	\$624,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
Plaster	15%	Now	\$33,300	LIFE	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2034	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</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.

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

**Asset # : 13643**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$1,500	
Raceway								
Conduit	100%			2024	\$46,900	1		
Panelboards								
Molded Case Bkrs	100%			2023	\$94,900	5	\$1,500	
Wiring								
Braided Cloth	80%	2-4	\$43,100	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2024	\$10,800	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	30%			2019	\$176,600	10	\$15,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%	Now	\$58,900	2034	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps Not Functioning</i>						
HID	60%			2019	\$171,800	10	\$1,100	
Exterior Lighting								
HID	100%			2019	\$209,600	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$23,800	2064	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Stacks</i>						
		<i>Explanation : Not In Service</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	**	5	\$17,900	
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$57,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						

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

**Asset # : 13643**

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								
Distribution								
Steam Piping/Pump	100%	Now	\$209,900	2034	**	4	\$2,900	
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room And Throughout</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convector/Radiator	20%			2022	\$106,600	1	\$3,700	
Unit Heater-Stm/HW	30%	Now	\$3,200	2019	\$63,200	4	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor Locker Room</i>								
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2017	\$11,600	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	50%			2019	\$69,100	2	\$900	
Wall Unit	10%	Now	\$1,700	2019	\$8,600	2	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Mechanical Repair Area</i>								
<i>Explanation : Lack Of Air Ventilation In Mechanical Repair Area</i>								
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2034	**	1		
Galv Iron/Steel	70%	Now	\$11,800	2022	\$118,200	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2019	\$13,200	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2019	\$5,500	1	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2024	\$201,800	1-5	\$29,200	

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

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 03-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,1m,2,3m,3  
**Block** : 670 **Lot** : 50 **BIN** : 1012267

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,344,700	\$219,600
Interior Architecture		\$362,500
Electrical		\$1,817,700
Mechanical		\$93,600
<b>Total</b>	<b>\$1,344,700</b>	<b>\$2,493,400</b>
Importance Code A	\$1,344,700	\$219,600
Importance Code B		\$2,233,700
Importance Code C		\$40,100
<b>Total</b>	<b>\$1,344,700</b>	<b>\$2,493,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$68,300		\$53,100	\$3,400
Interior Architecture	\$89,900	\$29,500		\$382,200
Electrical	\$14,700	\$13,200	\$14,000	\$12,100
Mechanical	\$30,300	\$27,300	\$66,800	\$32,000
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$215,200</b>	<b>\$81,900</b>	<b>\$145,700</b>	<b>\$441,500</b>
Importance Code A	\$78,100	\$9,700	\$63,300	\$13,100
Importance Code B	\$137,100	\$72,100	\$82,400	\$428,400
Importance Code C				
<b>Total</b>	<b>\$215,200</b>	<b>\$81,900</b>	<b>\$145,700</b>	<b>\$441,500</b>



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$106,800	LIFE	**	5	\$72,500	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Panel	15%			2044	**	5-10	\$115,000	
Metal Sect. OHD	10%	Now	\$34,000	2037	**	5	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Broken/missing Elements</i>								
Window Wall	10%			2044	**	5	\$41,800	
Windows								
Aluminum	40%			2040	**	5	\$6,800	
Metal Louvers	60%			2033	**	10	\$63,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,100	
Metal Panel	5%			2044	**	5	\$1,600	
Roof								
Built-Up (BUR)	55%	Now	\$482,200	2034	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Over Repair Shop</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Over Repair Shop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Repair Shop</i>								
Metal Panel	35%	Now	\$755,700	2044	**			1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Parking Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Parking Area</i>								
Paver: Asphalt	10%	Now	\$34,300	2027	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage</i>								

## 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.

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

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Asphalt Poured	20%	Now	\$15,800	2037	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area Over Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area Over Third Floor</i>								
Carpet	10%			2020	\$367,500	3	\$59,000	
Cast in Place Concrete	10%	Now	\$29,900	LIFE	**	5	\$64,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stock Room In 1m</i>								
Cast in Place Concrete	40%			LIFE	**	5	\$258,000	
Ceramic Tile	20%			2033	**	5	\$59,000	
<b>Interior Walls</b>								
Concrete Masonry Unit	78%			LIFE	**	5	\$40,100	
Glass: Single Pane	2%			LIFE	**	5	\$1,900	
Gypsum Board	15%			LIFE	**	5	\$11,600	
Masonry: Brick	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2037	**	5	\$59,000	
Exposed Struc: Steel	80%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area Over Third Floor, Repair Shops</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2034	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2029	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 75 Kva, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2034	**	5	\$900	
<b>Raceway</b>								
Conduit	100%			2034	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2032	**	5	\$200	
Molded Case Bkrs	95%			2032	**	5	\$5,100	
<b>Wiring</b>								
Thermoplastic	100%			2034	**	1		

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

<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>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sprinkler / Standpipe Room</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$63,100	
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$54,200	
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Repair Shop</i>						
Fluorescent	40%			2032	**	10	\$72,300	
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	30%			2032	**	10	\$1,900	
Egress Lighting								
Emergency, Battery	50%			2024		10	\$23,800	
Exit, Service	50%			2024		1	\$10,700	
Exterior Lighting								
HID	100%			2024		10	\$600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024		1	\$23,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : C C T V Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024		1-3	\$37,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Horns</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>	
Heating								
Energy Source								
Natural Gas	100%			2044	**	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**  
**MANHATTAN BOROUGH REPAIR SHOP**  
**Asset # : 4517**

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
Heating								
Conversion Equipment								
Furnace	80%			2032	**	1	\$77,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Roof Level</i>						
		<i>Explanation : 14 Roof Top Package Units</i>						
Hot Water Boiler	20%			2029	**	1	\$19,500	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	20%			2032	**	4	\$1,900	
No Component	80%							
Terminal Devices								
Convactor/Radiator	10%			2037	**	1	\$6,400	
Unit Heater-Stm/HW	10%			2029	**	4	\$2,700	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$12,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 14 Package Units - Refrigerant 410 A</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$109,800	
Exhaust Fans								
Interior	60%			2029	**	2	\$3,600	
Roof	40%			2032	**	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022		2	\$2,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	**	1	\$12,100	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

<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>Priority</b>
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) 1, 1m, 2, 2m, 3 (2) 1, 1m, 2, 2m</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044		* *	1-5	\$103,000
Sprinkler								
Generic	100%			2044		* *	1-2	\$55,200
Fire Pump								
Generic	100%			2033		* *	1	\$36,800

*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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 22-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,1m  
**Block** : 2600 **Lot** : 1 **BIN** : 4307983

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,605,700	\$132,800
Interior Architecture	\$584,400	\$204,300
Electrical	\$65,200	\$286,400
Mechanical	\$56,600	\$163,100
<b>Total</b>	<b>\$2,311,800</b>	<b>\$786,600</b>
Importance Code A	\$1,662,200	\$132,800
Importance Code B	\$649,600	\$653,800
<b>Total</b>	<b>\$2,311,800</b>	<b>\$786,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$2,400			
Interior Architecture	\$30,300	\$700	\$8,100	
Electrical	\$8,600	\$1,600	\$600	\$2,300
Mechanical	\$22,000	\$6,800	\$14,800	\$7,000
<b>Total</b>	<b>\$63,400</b>	<b>\$9,100</b>	<b>\$23,500</b>	<b>\$9,300</b>
Importance Code A	\$4,000	\$3,900	\$3,900	\$4,100
Importance Code B	\$31,400	\$5,200	\$18,500	\$5,200
Importance Code C	\$28,000		\$1,100	
<b>Total</b>	<b>\$63,400</b>	<b>\$9,100</b>	<b>\$23,500</b>	<b>\$9,300</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.

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	80%	Now	\$131,000	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	15%	0-2	\$169,200	2045	**	5	\$4,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 70%</i>								
<i>Location : All Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$2,400	2045	**	5	\$1,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	100%			2041	**	5	\$16,700	
Parapets								
Concrete Masonry Unit	90%	Now	\$398,000	LIFE	**	5	\$17,700	1
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Suspect Improper Construction</i>								
Pre-Cast Concrete	10%	Now	\$60,800	LIFE	**	5	\$10,900	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Suspect Improper Construction</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**  
**QUEENS - WEST DISTRICT 5 GARAGE**  
**Asset # : 4518**

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								
Roof								
Built-Up (BUR)	95%	Now	\$846,700	2035		**		
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads, Locker Rooms, Second Floor</i>								
Sloped Glazing	5%			LIFE		**	5	\$132,800
Interior								
Floors								
Cast in Place Concrete	60%			LIFE		**	5	\$153,200
Cast in Place Concrete	20%	Now	\$47,400	LIFE		**	5	\$51,100
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wash Bay</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wash Bay</i>								
<i>Explanation : Drains Were Not Designed To Handle Excessive Dirt From Trucks.</i>								
Ceramic Tile	12%			2034		**	5	\$14,000
Terrazzo	3%			LIFE		**	5	\$2,700
Vinyl Tile	5%			2030		**	3	\$2,200
Interior Walls								
Ceramic Tile	5%			2034		**	5	\$2,200
Concrete Masonry Unit	75%			LIFE		**	5	\$12,900
Concrete Masonry Unit	3%	Now	\$28,000	LIFE		**	5	\$500
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Free Standing Wall In Wash Bay Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Garage Near Parking Area, Free Standing Wall In Wash Bay Area</i>								
Glass: Single Pane	2%			LIFE		**	5	\$600
Gypsum Board	5%			LIFE		**	5	\$1,300
SGFT/Glazed Masonry	10%			LIFE		**		

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
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	\$138,300	2045	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Area, Second Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Locker Rooms, Second Floor, Lunch Room</i>								
Exposed Struc: Steel	83%	4+	\$398,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage</i>								
Gypsum Board	2%	Now	\$2,300	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads And Locker Rooms</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								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$300	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	2%			2033	**	5		
Molded Case Bkrs	98%			2033	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controlllers								
Locally Mounted	25%			2030	**	5	\$100	
Motor Control Center	75%			2030	**	5	\$1,600	

## Ground

Grounding Devices  
Not Accessible

100%  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Watermeter Room*  
*Explanation : Covered With Insulation*

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**QUEENS - WEST DISTRICT 5 GARAGE**  
**Asset # : 4518**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2030	**	10	\$50,700	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2030	**	10	\$14,500	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
HID	9%			2030	**	10	\$200	
HID	1%	Now	\$6,200	2035	**			
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
<b>Egress Lighting</b>								
Emergency, Battery	18%			2025	\$16,800	10	\$3,100	
Emergency, Battery	2%	Now	\$1,900	2035	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
Exit, Service	80%			2030	**	1		
<b>Exterior Lighting</b>								
HID	100%			2030	**	10	\$200	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2025	\$46,700	1	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2025	\$239,700			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Horns, Strobe Lights, Bells</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	80%			2045	**	1		
Interruptible Gas/Dual Fuel	20%			2045	**	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.

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\*\* 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**

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								
Conversion Equipment								
Furnace	60%	Now	\$56,600	2035	**	1	\$21,100	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof - According To Building Maintenance, Replacement Parts Are No Longer Available</i>								
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 17 Old Units</i>								
Furnace	20%			2030	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Explanation : 12 Modine Heaters</i>								
Hot Water Boiler	20%			2030	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2033	**	4	\$1,200	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%	Now	\$7,300	2030	**	1	\$4,600	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$5,100	2025	\$101,800	2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : For The Office, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
Exhaust Fans								
Roof	100%			2025	\$61,300	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	**	1		
Galv Iron/Steel	20%			2038	**	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 - WEST DISTRICT 5 GARAGE**  
**Asset # : 4518**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
<b>Type</b>	<b>Total</b>	<b>(Years)</b>	<b>Estimated Cost</b>	<b>FY</b>	<b>(Yrs)</b>	<b>Estimated Cost</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
	Water Heater							
	Gas Fired	100%			2024	\$17,900	2	\$1,200
	Sanitary Piping							
	Cast Iron	100%	Now	\$3,400	LIFE	* *	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Wash Bay Area</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Backflow Preventer							
	Generic	100%			2030	* *	1	\$4,800
	Fixtures							
	Generic	100%						
<b>Fire Suppression</b>								
	Sprinkler							
	Generic	100%			2045	* *	1-2	\$22,100
	Chemical System							
	No Component	95%						
	Generic	5%			2023	\$1,300	1-3	\$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.

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 18-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7860 **Lot** : 1 **BIN** : 4445411

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,073,200	\$58,200
Interior Architecture	\$1,011,800	\$354,300
Electrical	\$59,200	\$1,196,200
Mechanical	\$169,000	\$375,900
<b>Total</b>	<b>\$2,313,200</b>	<b>\$1,984,500</b>
Importance Code A	\$1,073,200	\$153,800
Importance Code B	\$874,300	\$1,830,700
Importance Code C	\$365,700	
<b>Total</b>	<b>\$2,313,200</b>	<b>\$1,984,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$76,200		\$17,500	
Interior Architecture	\$84,600			\$12,400
Electrical	\$5,000	\$700	\$2,100	\$1,900
Mechanical	\$39,500	\$11,500	\$15,500	\$10,200
<b>Total</b>	<b>\$205,300</b>	<b>\$12,300</b>	<b>\$35,100</b>	<b>\$24,500</b>
Importance Code A	\$81,200	\$5,000	\$22,400	\$5,000
Importance Code B	\$80,000	\$7,300	\$12,700	\$9,000
Importance Code C	\$44,100			\$10,500
<b>Total</b>	<b>\$205,300</b>	<b>\$12,300</b>	<b>\$35,100</b>	<b>\$24,500</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.

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

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	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	78%	Now	\$426,000	LIFE	**	5	\$58,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Coiling Doors	15%			2039	**	5	\$35,000	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,700	
Window Wall	5%	Now	\$17,500	2046	**	5	\$7,000	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<b>Windows</b>								
Aluminum	95%			2042	**	5	\$6,100	
Metal Louvers	5%			2035	**	10	\$2,000	
<b>Parapets</b>								
Concrete Masonry Unit	50%			LIFE	**	5-10	\$27,300	
Masonry: Brick Cavity	48%			LIFE	**	5-10	\$32,700	
Pre-Cast Concrete	2%			LIFE	**	5	\$2,500	
<b>Roof</b>								
Built-Up (BUR)	95%	Now	\$533,900	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Over Garage</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lunch Room, Locker Room, Offices, Exercise Room</i>								
Skylight, Plastic	5%	Now	\$113,200	2039	**	1		1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Over Garage</i>								
<b>Interior</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.

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

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	Priority
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$213,300	LIFE	**	5	\$229,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Queens 11 And Ramp</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	15%	Now	\$42,600	2035	**	5	\$11,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
Terrazzo	5%			LIFE	**	5	\$11,700	
Vinyl Tile	10%			2026		3	\$7,500	
Interior Walls								
Cast in Place Concrete	10%	Now	\$129,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	45%			LIFE	**	10	\$236,100	
Ceramic Tile	10%			2035	**	5	\$21,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$25,200	
Gypsum Board	10%			LIFE	**	5-10	\$35,700	
Masonry: Brick	5%			LIFE	**	10	\$3,100	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$118,500	2046	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Lunch Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Lunch Room, Exercise Room</i>								
Exposed Struc: Steel	70%			LIFE	**	10	\$210,000	
Exposed Struc: Steel	10%	Now	\$61,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Telephone Room, Boiler Room, Queens 13 Garage Floor</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Queens 13 Garage Floor, Boiler Room</i>								
Gypsum Board	10%			LIFE	**	5-10	\$51,600	

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

Note : 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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## DEPARTMENT OF SANITATION - 827

## QUEENS 11 GARAGE

Asset # : 4135

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%			2026	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes Each</i>								
<i>Enclosure Corroded</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$71,600	5	\$400	
Raceway								
Conduit	80%			2036	**	1		
Conduit	20%			2026	\$2,900	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	87%			2025	\$38,100	5	\$2,300	
Molded Case Bkrs	8%	2-4	\$3,500	2051	**	5	\$100	
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	5%			2024	\$4,600	5		
Motor Control Center	95%			2024	\$19,900	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
Lighting								
Interior Lighting								
Fluorescent	58%			2031	**	10	\$53,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	**	10	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	2%			2026	\$10,200	10	\$1,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Case</i>								
HID	30%			2031	**	10	\$1,000	
Egress Lighting								
Emergency, Battery	20%			2026	\$26,400	10	\$4,800	
Exit, Service	80%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$300	
Alarm								

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

<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>	

**Alarm**

## Security System

No Component

80%

Generic

20%

Now

\$59,200

2036

\* \*

1

\$6,700

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

## Fire/Smoke Detection

Generic, Digital

100%

2021

\$1,013,800

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

<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>	

**Heating**

## Energy Source

Natural Gas

100%

2046

\* \*

1

## Conversion Equipment

Furnace

80%

2026

\$95,700

1

\$39,600

*Other Observation, Extent : Light, Area Affected : 85%**Location : Roof**Explanation : 7 Roof Top Units*

Hot Water Boiler

20%

2043

\* \*

1

\$9,900

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boitler Room**Other Observation, Extent : Light, Area Affected : 15%**Location : Boiler Room**Explanation : 1 Gas Fired Hot Water Boiler*

## Distribution

Hot Wtr Piping/Pump

20%

2042

\* \*

4

\$1,500

No Component

80%

## Terminal Devices

Convector/Radiator

15%

2031

\* \*

1

\$4,900

Fan Coil Unit/Heat

5%

2026

\$73,300

1

\$1,600

No Component

80%

**Air Conditioning**

## Energy Source

Electricity

100%

2042

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

20%

2026

\$129,100

2

\$1,200

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : 3 Package Units On The Roof*

No Component

80%

**Ventilation**

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	\$169,000	LIFE	**	2-5	\$11,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Fresh Air Intake Points</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$70,800	
Exhaust Fans								
Roof	100%			2026	\$77,800	2	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Repairs In Progress</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	25%	0-2	\$5,700	2026	\$5,700	2	\$300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room, 1 Of 2 Defective Hot Water Heater</i>								
Gas Fired	75%			2021	\$17,100	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Repairs In Progress</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2046	**	1-2	\$28,100	

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : QUEENS 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** : 15-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 15001 **Lot** : 73 **BIN** : 4433112

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$437,500	\$319,000
Interior Architecture	\$216,900	\$130,300
Electrical		\$473,300
Mechanical		\$241,500
<b>Total</b>	<b>\$654,400</b>	<b>\$1,164,100</b>
Importance Code A	\$437,500	\$319,000
Importance Code B	\$216,900	\$845,100
<b>Total</b>	<b>\$654,400</b>	<b>\$1,164,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$53,900			
Interior Architecture	\$41,900		\$500	\$5,600
Electrical	\$800		\$700	
Mechanical	\$40,800	\$10,400	\$21,700	\$8,700
<b>Total</b>	<b>\$137,400</b>	<b>\$10,400</b>	<b>\$22,900</b>	<b>\$14,300</b>
Importance Code A	\$62,500	\$2,500	\$2,500	\$2,500
Importance Code B	\$63,300	\$7,900	\$20,400	\$11,900
Importance Code C	\$11,700			
<b>Total</b>	<b>\$137,400</b>	<b>\$10,400</b>	<b>\$22,900</b>	<b>\$14,300</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.

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

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

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	65%			LIFE	**	5	\$113,300	
Metal Coiling Doors	30%	Now	\$289,800	2039	**	5	\$40,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And South Facades</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$11,300	
Window Wall	3%			2046	**	5	\$9,800	
<b>Windows</b>								
Aluminum	95%	Now	\$91,000	2034	**	5	\$5,600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Windows At Locker Room</i>								
Glass Block	5%			LIFE	**	5	\$700	
<b>Parapets</b>								
Masonry: Brick Cavity	95%			LIFE	**	5-10	\$30,100	
Metal Panel	5%			2046	**	5	\$900	
<b>Roof</b>								
Single Ply Membrane	95%	Now	\$22,100	2026	\$221,500			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Windows Facing Garage Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage Floor At Junction With Upper Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage Roof</i>								
<i>Explanation : Solar Panels</i>								
Skylight, Plastic	5%			2039	**	1		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	60%			LIFE	**	5	\$195,500	
Cast in Place Concrete	20%	Now	\$30,300	LIFE	**	5	\$32,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor</i>								
Ceramic Tile	15%			2035	**	5	\$11,200	
Vinyl Tile	5%			2031	**	3	\$1,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	90%			LIFE	**	5	\$21,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Room</i>								
Fabric on Framing	10%			2027	**	5	\$1,500	

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

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	20%			2031	**	5	\$14,900	
Exposed Struc: Steel	80%			LIFE	**	10	\$119,200	

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

*Location : Garage Floor*

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%			2036	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Bolted Pressure Contact Main Service Switch Rated @ 2000 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	100%			2036	**	5	\$200	
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## Raceway

Conduit	100%			2036	**	1		
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## Panelboards

Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$1,400	

## Wiring

Thermoplastic	100%			2036	**	1		
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## Motor Controllers

Locally Mounted	5%			2031	**	5		
Motor Control Center	95%			2031	**	5	\$1,400	

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$1,600	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : Covered With Insulation*

## Lighting

## Interior Lighting

Fluorescent	20%			2026	\$50,700	10	\$9,100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Offices*

*Explanation : T-8 Lamps*

HID	80%			2026	\$310,300	10	\$1,300	
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## Egress Lighting

Emergency, Battery	5%			2026	\$3,300	10	\$600	
Exit, Service	95%			2026	\$12,500	1		

## Exterior Lighting

Under Construction	100%							
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## Alarm

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

<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>Priority</b>

**Alarm**

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$112,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Offices And Hallways**Explanation : Smoke Detector, Manual Pull Station, Horns*

<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>Priority</b>

**Heating**

Energy Source

Natural Gas

40%

2036

\* \*

1

Interruptible Gas/Dual

60%

2036

\* \*

1

Fuel

Conversion Equipment

Furnace

40%

0-2

\$7,100

2026

\$23,700

1

\$8,900

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : 3 Out Of 8 Units Throughout**Other Observation, Extent : Light, Area Affected : 40%**Location : Throughout Garage**Explanation : 8 Units*

Hot Water Boiler

60%

2046

\* \*

1

\$14,800

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 1st Floor*

Distribution

Hot Wtr Piping/Pump

60%

2034

\* \*

4

\$2,200

No Component

40%

Terminal Devices

Air Handler

40%

2021

\$104,800

1

\$12,300

Convactor/Radiator

20%

2024

\$91,800

1

\$3,200

No Component

40%

**Air Conditioning**

Energy Source

Electricity

100%

2034

\* \*

1

Conversion Equipment

Ext Pkg Unit - Cooling

20%

0-2

\$9,000

2026

\$44,900

2

\$500

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 1 Unit*

Window/Wall Unit

10%

2021

\$10,000

1

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.*

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Heat Rejection							
Remote Air Cond	20%			2026	\$17,400	2	\$6,900
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$43,900
Exhaust Fans							
Interior	20%	0-2	\$3,200	2026	\$10,700	2	\$200
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
Roof	80%			2026	\$30,900	2	\$1,200
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2036	* *	1	
Water Heater							
Gas Fired	100%			2019	\$11,300	2	\$700
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Backflow Preventer							
Generic	100%			2026	\$4,700	1	\$3,100
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2036	* *	1-5	\$25,100
Sprinkler							
Generic	100%			2036	* *	1-2	\$13,900

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

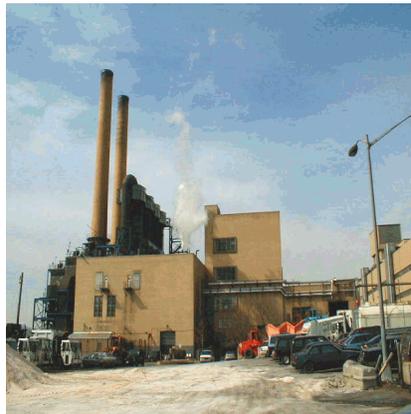
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

Asset Name : QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR  
 Address : 58-73 53RD AVE.  
 Borough : QUEENS Agency's Number : N/A  
 Program / Asset # : DOS0015.000 / 2002 Yr Built/Renovated : 1957 /  
 Area Sq Ft : 62,880 Project Type : SANITATION  
 Date of Survey : 10-Jul-2012 Landmark Status : NONE  
 Areas Surveyed : Basement, Roof, Floors 1,3,4  
 Block : 2361 Lot : 268 BIN : 4462505

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$4,569,000	\$394,700
Interior Architecture	\$1,184,000	\$178,300
Electrical	\$233,800	\$1,477,800
Mechanical	\$346,800	\$844,200
<b>Total</b>	<b>\$6,333,600</b>	<b>\$2,895,100</b>
Importance Code A	\$4,671,300	\$394,700
Importance Code B	\$1,153,300	\$2,500,400
Importance Code C	\$509,000	
<b>Total</b>	<b>\$6,333,600</b>	<b>\$2,895,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$52,500			
Interior Architecture	\$25,300			\$1,200
Electrical	\$52,100	\$5,300	\$4,600	\$4,400
Mechanical	\$103,500	\$32,100	\$19,200	\$9,400
<b>Total</b>	<b>\$233,500</b>	<b>\$37,500</b>	<b>\$23,800</b>	<b>\$15,000</b>
Importance Code A	\$54,100	\$6,300	\$6,300	\$6,300
Importance Code B	\$172,200	\$31,100	\$17,500	\$8,600
Importance Code C	\$7,200			
<b>Total</b>	<b>\$233,500</b>	<b>\$37,500</b>	<b>\$23,800</b>	<b>\$15,000</b>



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

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**

**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
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	Now	\$132,000	LIFE	**	5	\$59,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	Now	\$2,117,900	LIFE	**	5	\$71,900	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	50%	Now	\$353,000	LIFE	**	5	\$119,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$138,400	LIFE	**	5	\$9,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	0-2	\$265,500	2028	**	5	\$37,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Metal Louvers	3%	0-2	\$1,500	2026			\$15,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	97%	Now	\$862,900	2048	**	5	\$105,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**

**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
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	50%	Now	\$24,300	LIFE	**	5	\$1,400	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : East Side Parapets</i>								
<i>Explanation : Netting Installed On Parapets</i>								
Masonry: Limestone	43%	Now	\$25,300	LIFE	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Pre-Cast Concrete	7%	Now	\$1,400	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Built-Up (BUR)	70%	Now	\$88,400	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Under Canopy</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	30%	Now	\$610,900	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Upper Roof</i>								
<b>Interior</b>								

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**

**Asset # : 2002**

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	85%	Now	\$248,400	LIFE	**	5	\$178,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$18,200	2032	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$79,600	2033	**	3	\$3,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	20%	Now	\$113,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	30%	Now	\$119,100	LIFE	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$7,200	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$276,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$75,800	2043	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	90%	Now	\$271,200	LIFE	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room and Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								

<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>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	70%			2023	\$116,900	5	\$1,200	
Molded Case Bkrs	30%			2043	**	5	\$500	

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**

**Asset # : 2002**

<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>Under 600 Volts</b>								
Raceway								
Conduit	90%			2023	\$42,200	1		
Conduit	10%			2043	**	1		
Panelboards								
Fused Disc Sw	20%			2022	\$19,000	5	\$300	
Molded Case Bkrs	50%			2022	\$47,400	5	\$800	
Molded Case Bkrs	30%			2039	**	5	\$500	
Wiring								
Braided Cloth	60%	2-4	\$32,300	2048	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2043	**	1		
Thermoplastic	30%			2023	\$16,200	1		
Motor Controllers								
Locally Mounted	5%			2036	**	5		
Locally Mounted	15%			2021	\$194,200	5	\$100	
Motor Control Center	80%			2021	\$1,035,900	5	\$1,400	
<b>Ground</b>								
Grounding Devices								
Generic	100%	Now	\$9,300	LIFE	**	5	\$900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2036	**	1	\$9,700	
Automatic	50%			2021	\$4,400	1	\$9,700	
Generators								
Diesel	100%			2019	\$71,500	1	\$24,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 250 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$2,300	
Fuel Storage								
Day Tank	50%			2022	\$2,300	5	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 50 Gals</i>								
Main Tank	50%			2026	\$3,800	5	\$900	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2031	**	10	\$41,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	30%			2031	**	10	\$600	

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**  
**Asset # : 2002**

<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>	

**Lighting**

Egress Lighting								
Exit, Service	50%			2031	**	1		
Exit, Service	50%			2023	\$3,500	1		
Exterior Lighting								
HID	30%			2031	**	10	\$100	
HID	70%			2018	\$162,300	10	\$100	
Lightning Protection								
Arresters/Cabling								
Not Accessible	100%							

<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>	

**Heating**

Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	**	1		
Conversion Equipment								
Steam Boiler	75%	Now	\$102,300	2028	**	1	\$42,800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Controllers, 2nd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Supplies Both Central Repair Shop And Police Repair Shop</i>								
<i>Explanation : 2 Units. Boilers Also Supply Other Nearby Buildings</i>								
Steam Boiler	25%			2043	**	1	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Distribution								
Steam Piping/Pump	100%			2023	\$774,300	4	\$3,200	
Terminal Devices								
Convactor/Radiator	70%	Now	\$165,200	2028	**	1	\$13,000	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater-Stm/HW	30%	Now	\$35,000	2023	\$69,900	4	\$1,800	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2018	\$12,900	1		
No Component	90%							
Terminal Devices								
Fan Coil - Cooling	10%			2023	\$4,800	1	\$2,100	
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 6 GARAGE FORMER BETTS AVE. INCINERATOR**

**Asset # : 2002**

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	
Air Conditioning								
Heat Rejection								
Remote Air Cond	10%			2023	\$3,700	2	\$4,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%	Now	\$29,700	LIFE	**	2-5	\$21,400	
		<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
No Component	40%							
Exhaust Fans								
Interior	60%			2018	\$41,500	2	\$1,200	
Wall Unit	40%			2018	\$37,900	2	\$800	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	**	1		
Water Heater								
Electric	100%			2018	\$9,700	4	\$600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2017	\$6,500	4	\$2,500	
Sewage Ejector(s)								
Compressed Air	100%	Now	\$27,800	2053	**	4	\$1,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Pneumatic System</i>						
		<i>Not in Service, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : 1 Unit In Ejector Room</i>						
Backflow Preventer								
Generic	100%			2028	**	1	\$3,900	
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2049	**	1-5	\$16,200	

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 10-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 15980 **Lot** : 2 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture		\$309,200
<b>Total</b>		<b>\$309,200</b>
Importance Code A		\$309,200
<b>Total</b>		<b>\$309,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture		\$21,800		
Interior Architecture		\$52,700		
Electrical	\$3,700	\$6,300	\$3,700	\$3,700
Mechanical	\$9,200	\$13,500	\$24,800	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$16,800</b>	<b>\$98,300</b>	<b>\$32,400</b>	<b>\$13,800</b>
Importance Code A	\$3,100	\$24,300	\$3,100	\$2,300
Importance Code B	\$13,700	\$72,300	\$29,300	\$11,400
Importance Code C		\$1,700		
<b>Total</b>	<b>\$16,800</b>	<b>\$98,300</b>	<b>\$32,400</b>	<b>\$13,800</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.

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

<b>Architecture</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>Exterior</b>								
Exterior Walls								
Alum/Vinyl Siding	5%			2053	**	10	\$1,500	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$18,300	
Metal Sect. OHD	10%			2043	**	5	\$30,500	
Pre-Cast Concrete	75%			LIFE	**	5	\$237,800	
Windows								
Aluminum	100%			2048	**	5	\$13,100	
Parapets								
Concrete Masonry Unit	45%			LIFE	**	5	\$2,600	
Masonry: Limestone	10%			LIFE	**	5	\$700	
Pre-Cast Concrete	45%			LIFE	**	5	\$14,700	
Roof								
Modified Bitumen	90%			2033	**	10	\$71,500	
Skylight, Metal/Glass	10%			2053	**	10	\$26,500	
<b>Interior</b>								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$18,200	
Ceramic Tile	20%			2038	**	5	\$16,700	
Traffic Topping	60%			2033	**	5	\$62,500	
Vinyl Tile	10%			2033	**	3	\$3,100	
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	10%			2038	**	5	\$3,400	
Concrete Masonry Unit	15%			LIFE	**	5	\$2,000	
Glazed Ceramic Panel	5%			LIFE	**			
SGFT/Glazed Masonry	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%			2043	**	5	\$20,800	
Exposed Concrete	5%			LIFE	**	5	\$700	
Exposed Struc: Steel	70%			LIFE	**			

<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>Under 600 Volts</b>								
Service Equipment								
Air Circuit Breaker	70%			2053	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amps &amp; 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</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**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

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								
Transformers								
Dry Type	50%			2043	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 500 Kva 480hv-208/120lv</i>							
Liquid Filled	50%			2043	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : No Ratings Available</i>							
Switchgear / Switchboard								
Fused Disc Sw	50%			2053	**	5	\$100	
Molded Case Bkrs	50%			2053	**	5	\$800	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	20%			2048	**	5	\$300	
Molded Case Bkrs	80%			2048	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	20%			2043	**	5	\$100	
Motor Control Center	80%			2043	**	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$19,100	
Lighting								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$25,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2033	**	10	\$5,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-5 Lamps</i>							
HID	40%			2033	**	10	\$700	
Egress Lighting								
Emergency, Service	30%			2033	**	1		
Emergency, Battery	20%			2033	**	10	\$2,700	
Exit, LED	40%			2063	**	1		
Exit, Service	10%			2033	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$200	

## Alarm

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**

<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>	

**Alarm**

## Security System

No Component

70%

Generic

30%

2033

\* \*

1

\$7,000

## Fire/Smoke Detection

No Component

70%

Generic

30%

2033

\* \*

1-3

\$11,500

<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>	

**Heating**

## Energy Source

Natural Gas

100%

2049

\* \*

1

## Conversion Equipment

Furnace

75%

2031

\* \*

1

\$20,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 8 Heating And Ventilation Units Covering The Garage Area*

Hot Water Boiler

10%

2040

\* \*

1

\$2,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 5 Units Covering The Offices Area*

Radiant Heater

15%

2031

\* \*

2

\$3,900

## Distribution

Ductwork/Diffusers

75%

LIFE

\* \*

2-5

\$23,300

Hot Wtr Piping/Pump

10%

2045

\* \*

4

\$400

No Component

15%

## Terminal Devices

Fan Coil Unit/Heat

25%

2031

\* \*

1

\$4,500

No Component

75%

**Air Conditioning**

## Energy Source

Electricity

90%

2045

\* \*

1

Natural Gas

10%

2049

\* \*

1

## Conversion Equipment

Absorption

10%

2031

\* \*

1

\$6,000

Chiller/Direct Fire

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 9 Units, Using Ammonia And Water As A Refrigerant*

No Component

90%

## Distribution

Chilled Wtr Pipe/Pump

10%

2049

\* \*

4

\$400

No Component

90%

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning							
Terminal Devices							
Fan Coil - Cool/Heat	10%			2031	**	1	\$1,800
No Component	90%						
Heat Rejection							
Air Condenser Unit	10%			2031	**	2	\$3,900
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,000
Exhaust Fans							
Roof	100%			2031	**	2	\$1,700
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2049	**	1	
Water Heater							
Gas Fired	100%			2022	\$12,600	2	\$800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Mechanical Rooms</i>				
			<i>Explanation : 2 Tanks Of 400 Gallons Each And One Tank Of 80 Gallons</i>				
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2018	\$6,500	4	\$2,500
Backflow Preventer							
Generic	100%			2031	**	1	\$3,400
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : L-2</i>				
			<i>Explanation : One Unit</i>				
Fire Suppression							
Standpipe							
Generic	100%			2049	**	1-5	\$28,100
Sprinkler							
Generic	100%			2049	**	1-2	\$15,600

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 24-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4346 **Lot** : 75 **BIN** : 4438018

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$543,400	
Interior Architecture	\$133,900	\$352,800
Electrical	\$46,600	\$1,702,000
Mechanical	\$111,200	\$506,500
<b>Total</b>	<b>\$835,100</b>	<b>\$2,561,300</b>
Importance Code A	\$654,600	\$200,300
Importance Code B	\$180,500	\$2,361,000
<b>Total</b>	<b>\$835,100</b>	<b>\$2,561,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				
Interior Architecture	\$33,100		\$1,000	
Electrical	\$22,300	\$3,000	\$4,000	\$3,800
Mechanical	\$26,700	\$16,600	\$45,300	\$41,100
<b>Total</b>	<b>\$82,100</b>	<b>\$19,700</b>	<b>\$50,300</b>	<b>\$44,900</b>
Importance Code A	\$3,000	\$6,000	\$4,100	\$6,000
Importance Code B	\$64,400	\$13,600	\$46,200	\$38,900
Importance Code C	\$14,700			
<b>Total</b>	<b>\$82,100</b>	<b>\$19,700</b>	<b>\$50,300</b>	<b>\$44,900</b>



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**DEPARTMENT OF SANITATION - 827**  
**QUEENS EAST 7 GARAGE**  
**Asset # : 139**

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	
<b>Exterior</b>								
Exterior Walls								
Concrete Masonry Unit	65%			LIFE	**	5	\$21,200	
Metal Coiling Doors	35%	Now	\$101,200	2035	**	5	\$28,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<hr/>								
Windows								
Aluminum	95%	Now	\$307,500	2047	**	5	\$3,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2031	**	10	\$2,500	
<hr/>								
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5	\$6,000	
Pre-Cast Concrete	10%			LIFE	**	5	\$3,700	
<hr/>								
Roof								
Modified Bitumen	98%			2027	**	10	\$134,700	
Skylight, Plastic	2%			2035	**	1		
<hr/>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	85%	Now	\$133,900	LIFE	**	5	\$288,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage Area</i>								
Ceramic Tile	5%			2031	**	5	\$7,800	
Terrazzo	5%			LIFE	**	5	\$6,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	5%			2022		3	\$2,900	
<hr/>								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$20,300	
Glass: Single Pane	2%			LIFE	**	5	\$1,000	
Metal Panel	3%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	5%	Now	\$14,700	LIFE	**	5	\$13,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout First Floor</i>								

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS EAST 7 GARAGE**  
**Asset # : 139**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	15%	Now	\$18,400	2035	* *	5	\$11,600
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Offices And First Floor Hallway.*

*Staining/Discoloring, Extent : Moderate, Area Affected : 20%*

*Location : Offices And Telephone Service Room.*

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

*Location : Offices*

Exposed Concrete	5%			LIFE	* *	5	\$1,200
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Exposed Struc: Steel	80%			LIFE	* *		
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*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Garage Area*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2032	* *	5	\$500
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Electrical Service Rated At 2500 Ampere.*

## Transformers

Dry Type	100%			2027	* *	5	\$400
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*Other Observation, Extent : Light, Area Affected : 10%*

*Location : Mechanical Room*

*Explanation : One Dry Type Rated At 75 Kva*

## Switchgear / Switchboard

Fused Disc Sw	100%			2032	* *	5	\$500
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## Raceway

Conduit	100%			2032	* *	1	
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## Panelboards

Fused Disc Sw	5%			2030	* *	5	\$100
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Molded Case Bkrs	50%			2030	* *	5	\$1,400
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Molded Case Bkrs	45%			2021	\$19,700	5	\$1,300
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## Wiring

Thermoplastic	100%			2032	* *	1	
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## Motor Controllers

Motor Control Center	100%			2027	* *	5	\$2,900
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,600
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## 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.*

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS EAST 7 GARAGE**  
**Asset # : 139**

<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>	

**Lighting**

Interior Lighting  
Fluorescent

25%  
2022 \$132,100 10 \$23,800  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

HID 75% 2022 \$605,900 10 \$2,500

Egress Lighting

Exit, Service 50% 2017 \$13,700 1  
Exit, Battery 50% 2017 \$46,600 10 \$3,500

Exterior Lighting

HID 100% 2022 \$398,200 10 \$300

**Alarm**

Fire/Smoke Detection

No Component 50%  
Generic 50% 2022 \$546,100 1-3 \$33,300

<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>	

**Heating**

Energy Source

Natural Gas 60% 2032 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Serves Gas Fired Unit Heaters And Roof Top Units*

Interruptible Gas/Dual Fuel 40% 2048 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Side Of Building*  
*Explanation : 1 - 2,500 Gallon Buried Tank For #2 Fuel, Serves Boilers*

Conversion Equipment

Furnace 25% Now \$111,200 2032 \* \* 1 \$11,500  
*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Roof*  
*Explanation : All Roof Top Units Are Broken Causing Insufficient Heat For Garage*

Furnace 25% 2022 \$111,200 1 \$12,800  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Garage*  
*Explanation : Hanging Gas Fired Unit Heaters Serving Garage Space*

Hot Water Boiler 30% 2039 \* \* 1 \$15,400  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Boilers*

Radiant Heater 20% 2022 \$89,100 2 \$9,600

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS EAST 7 GARAGE**  
**Asset # : 139**

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								
Hot Wtr Piping/Pump	40%			2038	**	4	\$3,100	
No Component	60%							
Terminal Devices								
Convactor/Radiator	40%			2035	**	1	\$13,400	
Fan Coil Unit/Heat	30%			2027	**	1	\$10,000	
No Component	30%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2022	\$267,000	2	\$2,500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Top Units</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Harsh Environment Affects Coil Life</i>					
No Component	60%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$134,800	
<b>Ventilation</b>								
Exhaust Fans								
Roof	100%	Now	\$11,800	2022	\$39,300	2	\$2,500	
			<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>					
			<i>Location : Roof</i>					
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2020	\$23,500	2	\$1,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units Share Storage Tank</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2027	**	1	\$6,400	
Fixtures								
Generic	100%							
<b>Fire Suppression</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.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>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>
Fire Suppression	Standpipe							
	Generic	100%	Now	\$7,200	2042	* *	1-5	\$36,800
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i> <i>Location : Garage</i> <i>Explanation : 1 Connection Recently Used For Fire, Connected Hose Ice Filled</i>								
Sprinkler	Generic	100%			2042	* *	1-2	\$29,000

*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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 18-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2m,2  
**Block** : 4346 **Lot** : 75 **BIN** : 4802407

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$549,000	\$131,500
Interior Architecture	\$456,100	\$263,300
Electrical		\$53,000
Mechanical	\$36,000	
<b>Total</b>	<b>\$1,041,100</b>	<b>\$447,800</b>
Importance Code A	\$584,900	\$131,500
Importance Code B	\$456,100	\$316,300
<b>Total</b>	<b>\$1,041,100</b>	<b>\$447,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$61,600	\$200	\$37,000	
Interior Architecture	\$84,800		\$14,000	
Electrical	\$3,900	\$1,100	\$2,400	\$1,100
Mechanical	\$72,400	\$16,000	\$37,700	\$15,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$226,700</b>	<b>\$21,300</b>	<b>\$95,100</b>	<b>\$20,100</b>
Importance Code A	\$65,100	\$5,200	\$42,000	\$5,000
Importance Code B	\$147,600	\$16,100	\$51,300	\$15,100
Importance Code C	\$14,000		\$1,800	
<b>Total</b>	<b>\$226,700</b>	<b>\$21,300</b>	<b>\$95,100</b>	<b>\$20,100</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.

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	2%			LIFE	**	5	\$24,100	
Masonry: Brick Cavity	70%			LIFE	**	5	\$168,800	
Metal Panel	3%	Now	\$4,300	2052	**	5	\$6,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : This Component Is Actually Steel Plate</i>								
Metal Coiling Doors	25%	Now	\$167,000	2039	**	5	\$47,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	15%			2048	**	5	\$400	
Metal Louvers	85%			2039	**	10	\$15,800	
<b>Parapets</b>								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$177,500	
Masonry: Brick Cavity	10%	Now	\$27,500	LIFE	**	5	\$3,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Northeast And Southeast Corners</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$19,200	
<b>Roof</b>								
Modified Bitumen	91%	Now	\$146,000	2031	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Garage Floor</i>								
Paver: Asphalt	5%			2039	**	10	\$21,200	
Skylight, Metal/Glass	1%	Now	\$8,100	2052	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Lobby</i>								
Skylight, Plastic	3%			2043	**	1		
<b>Interior</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.

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

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	Now	\$30,600	LIFE	**	5	\$32,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay</i>								
<i>Explanation : Topping Over Floor Is Dilapidating</i>								
Cast in Place Concrete	70%			LIFE	**	5	\$460,800	
Ceramic Tile	15%			2039	**	5	\$22,600	
Vinyl Tile	5%			2034	**	3	\$2,800	
<b>Interior Walls</b>								
Ceramic Tile	10%			2039	**	5	\$3,600	
Concrete Masonry Unit	73%			LIFE	**	5	\$20,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,100	
Gypsum Board	5%			LIFE	**	5-10	\$3,000	
Masonry: Brick	10%			LIFE	**	10	\$1,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	Now	\$23,800	2043	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room And Control Room</i>								
Exposed Struc: Steel	75%			LIFE	**	10	\$225,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage Floor</i>								
Gypsum Board	5%			LIFE	**	5-10	\$25,900	

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2046	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 4000 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2046	**	5	\$400	
<b>Raceway</b>								
Conduit	100%			2046	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2042	**	5	\$200	
Molded Case Bkrs	90%			2042	**	5	\$2,400	

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.

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

<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>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	100%			2046	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2039	**	5	\$100	
Motor Control Center	90%			2039	**	5	\$2,500	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$3,000	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	10%			2031	**	10	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2031	**	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
HID	85%			2031	**	10	\$2,800	
<b>Egress Lighting</b>								
Emergency, Battery	40%			2026		10	\$9,700	
Exit, LED	50%			2041	**	1		
Exit, Service	10%			2026		1	\$2,600	
<b>Exterior Lighting</b>								
HID	100%			2031	**	10	\$300	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2031	**	1	\$11,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2031	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</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>								
<b>Energy Source</b>								
Natural Gas	100%			2052	**	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	50%			2031	**	1	\$24,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Gas Fired Roof Top Units And Gas Fired Unit Heaters Hung In Garage Space</i>								
Furnace	30%	0-2	\$36,000	2036	**	1	\$13,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Ceiling And Roof Defective Gas Fired Space Heaters, Defective Hv Unit Temperature Controls</i>								
Hot Water Boiler	20%			2039	**	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers Serve Office Areas</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2042	**	4	\$1,500	
No Component	80%							
Terminal Devices								
Air Handler	10%			2031	**	1	\$6,200	
Fan Coil Unit/Heat	10%			2031	**	1	\$3,300	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	10%			2048	**	1		
Natural Gas	10%			2052	**	1		
No Component	80%							
Conversion Equipment								
Absorption Chiller/Direct Fire	15%			2031	**	1	\$16,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Chiller Units, Using R-717</i>								
<i>Repairs In Progress For 2 Of 8 Units.</i>								
Split Unit	5%			2034	**			
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
No Component	80%							
Distribution								
Chilled Wtr Pipe/Pump	20%			2046	**	4	\$1,500	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2031	**	1	\$12,400	
No Component	80%							
Heat Rejection								
Remote Air Cond	100%			2031	**	2	\$70,000	
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.

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

<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>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$88,800	
Exhaust Fans								
Roof	100%			2031	* *	2	\$3,100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2052	* *	1		
Water Heater								
Gas Fired	100%			2021	\$22,800	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 - 500 Gallon Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	* *	1	\$6,200	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1, M, 2.</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2052	* *	1-5	\$50,700	
Sprinkler								
Generic	100%			2052	* *	1-2	\$28,200	

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 31-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,1m  
**Block** : 11884 **Lot** : 1 **BIN** : 4257531

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$3,545,000	\$257,100
Interior Architecture	\$1,436,100	\$330,200
Electrical	\$1,057,600	\$156,700
Mechanical	\$49,600	\$479,400
<b>Total</b>	<b>\$6,088,400</b>	<b>\$1,223,500</b>
Importance Code A	\$3,545,000	\$302,000
Importance Code B	\$2,461,400	\$921,400
Importance Code C	\$82,000	
<b>Total</b>	<b>\$6,088,400</b>	<b>\$1,223,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				
Interior Architecture			\$900	\$1,800
Electrical	\$7,300	\$900	\$1,200	\$46,800
Mechanical	\$48,700	\$13,800	\$8,400	\$34,800
<b>Total</b>	<b>\$56,000</b>	<b>\$14,700</b>	<b>\$10,500</b>	<b>\$83,400</b>
Importance Code A	\$5,400	\$4,700	\$4,700	\$4,900
Importance Code B	\$50,600	\$10,000	\$5,000	\$78,500
Importance Code C			\$900	
<b>Total</b>	<b>\$56,000</b>	<b>\$14,700</b>	<b>\$10,500</b>	<b>\$83,400</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.

Maintenance \$ are aggregated over a ten-year period. Site 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)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	50%	Now	\$364,500	LIFE	**	5	\$61,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Door Openings</i>								
Metal Coiling Doors	50%	Now	\$1,713,800	2030	**	5	\$96,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<b>Windows</b>								
Aluminum	5%			2041	**	5	\$800	
Steel	95%	Now	\$805,100	2050	**	5	\$98,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West And East Facades</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$661,600	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West And East Side</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Queens 10 Garage</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garages, Mezzanines</i>								

**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 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)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$257,600	LIFE	**	5	\$277,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage 12</i>								
Vinyl Tile	10%	2-4	\$117,000	2035	**	3	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Personnel Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Personnel Areas</i>								
Interior Walls								
Ceramic Tile	3%			2034	**	5	\$1,700	
Concrete Masonry Unit	60%			LIFE	**	5	\$13,700	
Concrete Masonry Unit	22%	Now	\$82,000	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Exterior Walls At East West Facades</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face Of Exterior Wall Of West Facade</i>								
<i>Explanation : Worn Eroded</i>								
Gypsum Board	10%			LIFE	**	5	\$3,400	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$111,300	2045	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
Exposed Struc: Steel	30%	4+	\$434,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garages</i>								
Plaster	60%	2-4	\$433,500	LIFE	**	5	\$52,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garages</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garages</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garages</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage Ceilings</i>								
<i>Explanation : This Component Is Actually Concrete Gypsum Planks</i>								

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

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2025	\$2,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room / Garage 12</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2025	\$71,600	5	\$500	
<hr/>								
<b>Raceway</b>								
Conduit	90%			2025	\$13,200	1		
Conduit	10%	2-4	\$1,500	2055	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage 12</i>								
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	10%	2-4	\$4,400	2050	**	5	\$100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rolling Doors</i>								
<hr/>								
<b>Molded Case Bkrs</b>								
	90%			2024	\$39,400	5	\$2,500	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2025	\$31,900	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	50%			2023	\$45,700	5	\$400	
Motor Control Center	50%			2023	\$10,500	5	\$1,400	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	25%			2020	\$120,000	10	\$21,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
HID	70%			2020	\$513,700	10	\$2,100	
HID	5%	Now	\$36,700	2035	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage Area</i>								
<hr/>								
<b>Egress Lighting</b>								
Exit, Service	90%			2020	\$22,300	1		
Exit, Service	10%	Now	\$1,500	2033	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
<b>Exterior Lighting</b>								
HID	100%			2020	\$387,300	10	\$300	

<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>	

Heating

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

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								
Natural Gas	80%			2035	**	1		
Interruptible Gas/Dual Fuel	20%			2035	**	1		
Conversion Equipment								
Furnace	40%	Now	\$2,200	2030	**	1	\$16,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Ignition, Various Areas In Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Explanation : 26 Units</i>								
Furnace	40%	Now	\$2,200	2025	\$44,900	1	\$16,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Ignition, Various Areas In Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Explanation : 26 Units</i>								
Hot Water Boiler	20%			2042	**	1	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2033	**	4	\$1,400	
No Component	80%							
Terminal Devices								
Air Handler	10%	0-2	\$49,600	2035	**	1	\$5,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
Convactor/Radiator	10%			2023	\$86,800	1	\$3,000	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	5%			2030	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit Using Refrigerant 410a</i>								
Window/Wall Unit	15%			2020	\$28,400	1		
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
<i>Explanation : 3 Abandoned Internal Package Units</i>								
No Component	80%							
Ventilation								

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

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	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	4+	\$7,900	LIFE	**	2-5	\$10,500	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : All Rooms</i>							
	<i>Explanation : Registers And Diffusers Need Cleaning</i>							
No Component	80%							
Exhaust Fans								
Roof	100%	Now	\$7,300	2025	\$73,100	2	\$2,300	
	<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$274,600	1		
Water Heater								
Oil Fired	100%			2023	\$28,500	1	\$2,700	
Sanitary Piping								
Cast Iron	100%	Now	\$20,000	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Chronic Sewage Clogs At Northwest Side</i>							
Storm Drain Piping								
Cast Iron	100%	Now	\$6,400	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Outside Garage 8 And 12</i>							
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
Backflow Preventer								
Generic	100%			2025	\$8,900	1	\$5,800	
Fixtures								
Generic	100%							

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 21-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,Mez,2  
**Block** : 2347 **Lot** : 55 **BIN** : 4054170

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$258,400	\$58,200
Interior Architecture	\$450,700	\$446,300
Electrical		\$1,297,000
Mechanical	\$46,900	\$1,165,100
<b>Total</b>	<b>\$756,000</b>	<b>\$2,966,500</b>
Importance Code A	\$258,400	\$58,200
Importance Code B	\$453,100	\$2,862,200
Importance Code C	\$44,500	\$46,200
<b>Total</b>	<b>\$756,000</b>	<b>\$2,966,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$50,300		\$34,700	\$7,000
Interior Architecture	\$133,700		\$11,300	\$6,400
Electrical	\$1,400	\$1,400	\$3,900	\$1,400
Mechanical	\$58,100	\$46,900	\$42,700	\$44,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$251,300</b>	<b>\$56,200</b>	<b>\$100,400</b>	<b>\$67,200</b>
Importance Code A	\$59,600	\$9,400	\$44,100	\$16,300
Importance Code B	\$98,700	\$46,800	\$56,300	\$48,700
Importance Code C	\$93,000			\$2,100
<b>Total</b>	<b>\$251,300</b>	<b>\$56,200</b>	<b>\$100,400</b>	<b>\$67,200</b>



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**DEPARTMENT OF SANITATION - 827**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

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	Priority
<b>Exterior</b>								
Exterior Walls								
Fiberglass Panel	5%			2035	**	5	\$14,000	
Masonry: Brick Cavity	78%			LIFE	**	5	\$116,300	
Metal Panel	5%			2046	**	5-10	\$25,600	
Metal Coiling Doors	10%			2039	**	5	\$23,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,700	
Windows								
Aluminum	85%			2042	**	5	\$5,400	
Glass Block	10%			LIFE	**	5	\$800	
Metal Louvers	5%			2035	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5-10	\$21,800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Brick Cavity	43%			LIFE	**	5-10	\$29,300	
Metal Panel	2%			2046	**	5	\$800	
Metal Rail	10%			2039	**	5-10	\$18,000	
Stucco Cement	5%			2039	**	5	\$1,300	
<b>Roof</b>								
Metal Panel	5%			2039	**	10	\$11,500	
Modified Bitumen	25%	0-2	\$53,600	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Area Above 2nd Floor Offices</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas - Roof Improperly Pitched</i>								
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Traffic Topping	70%			2034	**	10	\$146,600	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Top Deck Parking Surfaces</i>								
<i>Explanation : Recent 2011 Repair Defective. Surface And Slab To Be Repaired Under Warranty</i>								

**Interior**

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Carpet	15%			2025	\$280,500	3	\$33,800	
Cast in Place Concrete	55%			LIFE	**	5	\$361,000	
Cast in Place Concrete	10%	Now	\$45,700	LIFE	**	5	\$32,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop</i>								
Ceramic Tile	2%			2035	**	5	\$3,000	
Panel/Paver: Cer/Brk	3%			2042	**	5	\$10,100	
Vinyl Tile	15%			2026	\$186,900	3	\$11,300	
<b>Interior Walls</b>								
Ceramic Tile	2%			2035	**	5	\$4,200	
Concrete Masonry Unit	53%			LIFE	**	5	\$89,000	
Concrete Masonry Unit	2%	Now	\$27,300	LIFE	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Section At Tire Shop Entrance</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Section At Tire Shop Entrance</i>								
Glass: Single Pane	5%			LIFE	**	5	\$15,700	
Gypsum Board	13%			LIFE	**	5-10	\$46,400	
Plaster	15%			LIFE	**	5-10	\$26,800	
SGFT/Glazed Masonry	10%			LIFE	**	10	\$10,500	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2031	**	5	\$37,500	
Exposed Concrete	10%			LIFE	**	5-10	\$18,800	
Exposed Struc: Steel	60%			LIFE	**	10	\$180,000	
Gypsum Board	5%			LIFE	**	5-10	\$25,800	

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2036	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Switches Rated @ 2000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2031	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Storage Room</i>								
<i>Explanation : 112.5 Kva ,480/208/120v And 2- 30 Kva</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$800	

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

<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>Under 600 Volts</b>								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$400	
Molded Case Bkrs	90%			2034	**	5	\$4,500	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$4,600	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible - Covered With Insulation</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2031	**	10	\$104,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices And Locker Room</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	40%			2031	**	10	\$2,500	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$22,800	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2026		10	\$600	
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2026		1	\$14,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exterior And Hallways</i>						
		<i>Explanation : Cctv Camera And Intrusion Alarm</i>						
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026			\$382,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Smoke Detectors, Strobe Lights, Bells And Manual Pull Stations</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>	

**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**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

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>								
Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Furnace	85%			2034	**	1	\$79,500	
		<i>Other Observation, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 3 New Roof Top Package Units, 12 Induct Units, 20 Ceiling Mount Units</i>						
Hot Water Boiler	15%			2031	**	1	\$14,000	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	15%			2034	**	4	\$2,100	
No Component	85%							
Terminal Devices								
Convactor/Radiator	15%			2031	**	1	\$9,200	
Fan Coil Unit/Heat	25%			2026	\$691,900	1	\$15,300	
No Component	60%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2034	**	1	\$35,100	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 New Units.</i>						
Ext Pkg Unit - Heating/Cooling	30%			2034	**	2	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 New Roof Top Package Units. R-410a</i>						
No Component	30%							
Distribution								
Chilled Wtr Pipe/Pump	40%			2036	**	4	\$3,700	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2026	\$219,800	1	\$46,800	
No Component	60%							
Heat Rejection								
Air Condenser Unit	40%			2034	**	2	\$52,700	
No Component	60%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,100	

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

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
Ventilation							
Exhaust Fans							
Interior	80%	Now	\$16,300	2026	\$163,500	2	\$3,700
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>						
	<i>Location : 1st Fl. Repair Shop</i>						
Roof	20%			2026	\$29,400	2	\$1,200
Plumbing							
H/C Water Piping							
Brass/Copper	70%			2036	**	1	
Galv Iron/Steel	30%			2031	**	1	
Water Heater							
Gas Fired	100%			2024	\$43,000	2	\$2,800
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : (1) C, 1, M, 2 (1) C, 1, M</i>						
	<i>Explanation : 2 Units</i>						
Fire Suppression							
Standpipe							
Generic	100%			2036	**	1-5	\$95,400
Sprinkler							
Generic	100%			2036	**	1-2	\$53,000

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 08-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 523 **Lot** : 12 **BIN** : 4005787

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,378,800	\$36,500
Interior Architecture	\$1,324,800	\$94,200
Electrical		\$136,100
Mechanical	\$97,300	\$90,600
<b>Total</b>	<b>\$2,800,800</b>	<b>\$357,400</b>
Importance Code A	\$1,378,800	\$36,500
Importance Code B	\$1,033,600	\$320,900
Importance Code C	\$388,500	
<b>Total</b>	<b>\$2,800,800</b>	<b>\$357,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$41,800			
Interior Architecture	\$31,800			\$3,400
Electrical	\$9,700	\$100		\$2,400
Mechanical	\$55,000	\$3,200	\$4,500	\$17,400
<b>Total</b>	<b>\$138,400</b>	<b>\$3,300</b>	<b>\$4,600</b>	<b>\$23,200</b>
Importance Code A	\$43,300	\$1,600	\$1,600	\$1,700
Importance Code B	\$95,100	\$1,600	\$2,900	\$21,400
Importance Code C				
<b>Total</b>	<b>\$138,400</b>	<b>\$3,300</b>	<b>\$4,600</b>	<b>\$23,200</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$119,700	LIFE	**	5	\$10,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Foundation And Supporting Soil</i>								
<i>Explanation : Structural Issues With Building's Foundation Are Not Addressed In This Architectural Report</i>								
Masonry: Brick	72%	Now	\$553,400	LIFE	**	5	\$31,300	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	3%	Now	\$139,200	LIFE	**	5	\$1,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	20%	Now	\$268,700	2045	**	5	\$21,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$297,800	2050	**	5	\$36,500	1
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Over The Years A Number Of Windows Have Been Removed And Openings Blocked Up</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.

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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
<b>Exterior</b>								
<b>Parapets</b>								
Masonry: Brick	25%	Now	\$19,500	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
Masonry: Limestone	5%	Now	\$7,100	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
No Component	70%							
<b>Roof</b>								
Metal, Corrugated	100%	Now	\$15,200	2030	**	1		
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Gutters At West Facade</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

**Interior**

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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	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	87%	Now	\$437,600	LIFE	**	5	\$94,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area And At Truck Wash Bay</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Garage And At Truck Wash Bay</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Garage Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
<i>Explanation : Structural Issues With Floor Slab And Building's Foundation Not Addressed In This Architectural Survey</i>								
Ceramic Tile	3%	Now	\$11,200	2034	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilet Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	5%			2030	**	5	\$3,700	
Vinyl Tile	5%	Now	\$20,600	2035	**	3	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room, Lunch Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Room, Lunch Room</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	25%	Now	\$43,700	LIFE	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Side Near Northeast Entrance</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Windows In Lunch Room And Throughout</i>								
Masonry: Brick	75%	Now	\$344,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Side Columns And Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Columns And Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northeast Corner In Mechanics Room And Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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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%			2030	**	5	\$2,500	
Exposed Struc: Steel	90%	4+	\$458,400	LIFE	**			

*Corrosion/Rusting, Extent : Moderate, Area Affected : 25%*

*Location : Garage Area*

Metal Panel	5%	0-2	\$40,400	LIFE	**	5	\$3,100	
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*Bent/Warped Elements, Extent : Moderate, Area Affected : 25%*

*Location : Locker Room*

*Deformed/Dented, Extent : Light, Area Affected : 20%*

*Location : Locker Room*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2025	\$1,400	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 3- 400 Amperes For Equipment Power Panel And 1- 600 Amperes For Lighting And Power*

## Switchgear / Switchboard

Fused Disc Sw	100%			2025	\$23,900	5	\$200	
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## Raceway

Conduit	80%			2025	\$2,900	1		
Conduit	20%			2051	**	1		

## Panelboards

Fused Disc Sw	5%			2033	**	5		
Molded Case Bkrs	10%			2024	\$1,500	5	\$100	
Molded Case Bkrs	85%			2047	**	5	\$800	

## Wiring

Thermoplastic	70%			2025	\$5,600	1		
Thermoplastic	30%			2051	**	1		

## Motor Controllers

Locally Mounted	50%			2023	\$14,100	5	\$100	
Locally Mounted	50%			2030	**	5	\$100	

## Ground

## Grounding Devices

Generic	100%	2-4	\$9,300	LIFE	**	5	\$500	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : East Side Interior Wall*

*Explanation : Corroded*

## 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.*

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	15%			2025	\$25,300	10	\$4,600	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Locker Room, Office And Lounge</i>								
HID	85%			2033	**	10	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Metal Halide Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Battery	10%			2025	\$4,400	10	\$800	
Emergency, Battery	40%			2033	**	10	\$3,200	
Exit, Service	25%			2020	\$2,200	1		
Exit, Service	25%			2033	**	1		
<b>Exterior Lighting</b>								
HID	100%			2025	\$136,100	10	\$100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2035	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%	4+	\$1,500	2030	**	1	\$14,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$32,500	2033	**	4	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Of 3 Defective Hot Water Pumps</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 1 GARAGE / QW1**  
**Asset # : 4188**

<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>								
Terminal Devices								
Air Handler	40%			2025	\$69,700	1	\$8,200	
Convactor/Radiator	20%			2030	**	1	\$2,100	
Unit Heater-Stm/HW	5%			2033	**	4	\$200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Garage</i>								
Unit Heater-Stm/HW	10%			2025	\$20,900	4	\$500	
Unit Heater-Stm/HW	25%	Now	\$52,200	2035	**	4	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Main Garage Area</i>								
<i>Explanation : The Unit Heaters Are Beyond Their Useful Life Cycle Rating</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2020	\$10,000	1		
No Component	85%							
Terminal Devices								
Direct Expansion	5%	Now	\$800	2035	**	1		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Southwest Roll-up Door, 1 Of 2 Defective Spilt Ac Unit</i>								
Direct Expansion	5%			2030	**	1		
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$7,400	
No Component	60%							
Exhaust Fans								
Interior	50%	Now	\$17,900	2035	**	2	\$400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage Area, Multiple Mechanical And / Or Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage Area, The Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Wall Unit	50%			2025	\$24,400	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2023	\$7,500	2	\$500	
Sanitary 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  
 QUEENS WEST 1 GARAGE / QW1  
 Asset # : 4188**

<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								
Storm Drain Piping								
Cast Iron	100%	Now	\$45,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near West Central Roll-up Door, Clogged Zip Trench</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Main Garage Area</i>								
<i>Explanation : Sewer Water Overwhelms Zip Trenches Whenever There Is A Heavy Rain Down Pour</i>								
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	15%							
Generic	85%			2035	**	1-5	\$14,700	

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.

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 24-Jul-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2600 **Lot** : 1 **BIN** : 4307983

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$772,100	
Interior Architecture	\$149,200	\$91,900
Electrical		\$248,700
Mechanical		\$47,700
<b>Total</b>	<b>\$921,300</b>	<b>\$388,300</b>
Importance Code A	\$772,100	
Importance Code B	\$149,200	\$388,300
<b>Total</b>	<b>\$921,300</b>	<b>\$388,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$33,400			
Interior Architecture	\$15,000	\$500	\$3,500	
Electrical	\$32,800	\$900	\$400	\$900
Mechanical	\$42,500	\$3,200	\$6,900	\$3,300
<b>Total</b>	<b>\$123,700</b>	<b>\$4,500</b>	<b>\$10,900</b>	<b>\$4,100</b>
Importance Code A	\$60,600	\$1,800	\$1,800	\$1,900
Importance Code B	\$58,700	\$2,700	\$9,000	\$2,200
Importance Code C	\$4,400			
<b>Total</b>	<b>\$123,700</b>	<b>\$4,500</b>	<b>\$10,900</b>	<b>\$4,100</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.

Maintenance \$ are aggregated over a ten-year period. Site 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	\$39,000	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Metal Coiling Doors	35%	0-2	\$156,800	2045	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North And South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
Window Wall	5%	Now	\$900	2045	**	5	\$800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	97%			2041	**	5	\$7,600	
Metal Louvers	3%			2034	**	10	\$1,500	
Parapets								
Concrete Masonry Unit	90%	Now	\$212,300	LIFE	**	5	\$9,400	1
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
Pre-Cast Concrete	10%	Now	\$32,400	LIFE	**	5	\$5,800	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Copings</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Copings</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Copings</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**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

<b>Architecture</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>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$364,000	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Mechanical Units</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Bulkheads, Second Floor, Lunch Room, Garage</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	78%	Now	\$85,400	LIFE	**	5	\$91,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
Ceramic Tile	13%			2034	**	5	\$7,000	
Terrazzo	2%			LIFE	**	5	\$800	
Vinyl Tile	7%			2030	**	3	\$1,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	80%			LIFE	**	5	\$6,500	
Concrete Masonry Unit	10%	Now	\$4,400	LIFE	**	5	\$800	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage At West Side</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	0-2	\$63,900	2045	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Lunch Room, Second Floor, Garage</i>								
Exposed Struc: Steel	83%			LIFE	**			
Gypsum Board	2%	Now	\$10,600	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								

<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>	

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**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

<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>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$200	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$100	
Motor Control Center	50%			2030	**	5	\$500	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Covered With Insulation</i>							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$10,200	
	<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
Fluorescent	70%			2033	**	10	\$23,800	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	20%			2033	**	10	\$1,600	
Exit, Service	80%			2033	**	1		
Exterior Lighting								
HID	100%			2025		10	\$136,500	\$100
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%	Now	\$32,800	2035	**	1	\$3,700	
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025			\$112,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station</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.

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Energy Source								
Natural Gas	80%			2045	**	1		
	<i>Other Observation, Extent : Severe, Area Affected : 1%</i>							
	<i>Location : Electric Room</i>							
	<i>Explanation : 2 Gas Fired Furnaces Found In Electric Room - Not In Use - Hazardous Condition If Activated</i>							
Interruptible Gas/Dual Fuel	20%			2045	**	1		
<b>Conversion Equipment</b>								
Furnace	60%	Now	\$26,500	2035	**	1	\$9,900	
	<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
	<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Roof - According To Building Maintenance, Replacement Parts Are No Longer Available</i>							
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 9 Gas Fired Heating And Ventilating Units</i>							
Furnace	20%			2030	**	1	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Ceiling Of Garage</i>							
	<i>Explanation : 6 Modine Units</i>							
Hot Water Boiler	20%			2030	**	1	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2041	**	4	\$500	
No Component	80%							
<b>Terminal Devices</b>								
Convactor/Radiator	15%			2038	**	1	\$1,800	
Fan Coil Unit/Heat	5%			2025		1	\$600	
No Component	80%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$2,400	2025	\$47,700	2	\$400	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 1 Out Of 2 Units On Roof</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
No Component	80%							
<b>Ventilation</b>								

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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**

<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>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$6,200	LIFE	**	2-5	\$20,600	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<hr/>								
Exhaust Fans	100%	Now	\$2,900	2030	**	2	\$900	
Roof								
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	80%			2045	**	1		
Galv Iron/Steel	20%			2038	**	1		
<hr/>								
<b>Water Heater</b>								
Gas Fired	100%			2024		2	\$500	
<hr/>								
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$1,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Wash Bay Area</i>								
<hr/>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Backflow Preventer</b>								
Generic	100%			2030	**	1	\$2,300	
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<hr/>								
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
Generic	100%			2045	**	1-2	\$10,400	
<hr/>								
<b>Chemical System</b>								
No Component	98%							
Generic	2%			2023	\$500	1-3	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Garage</i>								
<i>Explanation : Fuel Station</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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : S.W.BROOKLYN MARINE TRANSFER STA  
**Address** : BAY 41ST ST. AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0008.000 / 2018 **Yr Built/Renovated** : 1967 /  
**Area Sq Ft** : 52,762 **Project Type** : SANITATION  
**Date of Survey** : 13-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6943 **Lot** : 2 **BIN** : 3170083

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$891,900	\$184,300
Interior Architecture	\$1,078,200	\$129,200
Electrical		\$999,300
Mechanical	\$161,900	
<b>Total</b>	<b>\$2,132,000</b>	<b>\$1,312,800</b>
Importance Code A	\$891,900	\$220,400
Importance Code B	\$998,400	\$1,092,400
Importance Code C	\$241,700	
<b>Total</b>	<b>\$2,132,000</b>	<b>\$1,312,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				\$900
Interior Architecture	\$53,600			\$700
Electrical	\$18,300		\$700	\$700
Mechanical	\$30,200	\$2,200	\$900	\$3,100
<b>Total</b>	<b>\$102,100</b>	<b>\$2,200</b>	<b>\$1,500</b>	<b>\$4,700</b>
Importance Code A		\$1,100		\$1,100
Importance Code B	\$82,800	\$1,100	\$1,500	\$3,500
Importance Code C	\$19,300			
<b>Total</b>	<b>\$102,100</b>	<b>\$2,200</b>	<b>\$1,500</b>	<b>\$4,700</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.

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

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

**DEPARTMENT OF SANITATION - 827**  
**S.W.BROOKLYN MARINE TRANSFER STA**  
**Asset # : 2018**

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	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	25%	Now	\$263,500	LIFE	**	5	\$20,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access To Interior Due To Safety Issue With Hazardous Condition Inside.</i>								
<i>Data Shown Is From Previous July 2010 Survey.</i>								
Metal Panel	75%	Now	\$207,100	2036	**	5	\$184,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$278,700	2051	**	5	\$3,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Metal Panel	75%	Now	\$101,400	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roll Roofing	25%	0-2	\$41,200	2028	**	5	\$8,500	
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	85%	Now	\$120,000	LIFE	**	5	\$129,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$65,800	2041	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$57,700	2036	**	3	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**S.W.BROOKLYN MARINE TRANSFER STA**  
**Asset # : 2018**

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%	Now	\$14,300	2041	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	65%	Now	\$74,700	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	7%	Now	\$5,000	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$167,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$54,900	2046	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$109,200	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	60%	4+	\$428,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$34,300	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$36,100	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : This Facility Is Closed And No Access Due To Safety And Health Issues. this Data Is Old.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$167,000	5	\$200	
<b>Raceway</b>								
Conduit	100%			2026	\$46,900	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2025	\$94,900	5	\$1,400	
<b>Wiring</b>								
Thermoplastic	100%			2026	\$53,900	1		

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**DEPARTMENT OF SANITATION - 827**  
**S.W.BROOKLYN MARINE TRANSFER STA**  
**Asset # : 2018**

<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>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2024	\$7,300	5	\$100	
Motor Control Center	80%			2024	\$127,200	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	5%			2021	\$23,600	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	70%			2021	\$160,700	10	\$1,100	
Incandescent	25%			2021	\$118,000	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2021	\$20,500	10	\$5,600	
No Component	50%							
Exterior Lighting								
HID	100%			2021	\$194,600	10	\$200	

<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>	
Heating								
Energy Source								
Electricity	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : D S N Y Presently Stores Sanitation Equipment That Has Come In Contact With Hazardous Materials - Access To Interior Not Permitted</i>								
<i>Explanation : This Building Is Currently Not In Use - Data Is From Prior July 2010 Survey</i>								
Conversion Equipment								
Heat Pump	40%			2024	\$16,500	2	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 1st Level</i>								
<i>Explanation : 6 Units</i>								
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Heat Pump	40%			2024	\$700	2	\$1,100	
No Component	60%							

## Plumbing

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**DEPARTMENT OF SANITATION - 827**  
**S.W.BROOKLYN MARINE TRANSFER STA**  
**Asset # : 2018**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	15%	Now	\$20,300	2056	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : 1st Level Office Area</i>							
No Component	85%							
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$9,900	LIFE	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
<b>Fixtures</b>								
Generic	100%							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Fire Suppression</b>								
Standpipe Generic	100%	Now	\$161,900	2056	**	1-5	\$16,500	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<b>Chemical System</b>								
Not Accessible	100%							

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : SANITATION DIST. 3/3A GARAGE  
**Address** : PIERS 36, EAST RIVER BET CLINTON & 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** : 13-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 241 **Lot** : 13 **BIN** : 1078939

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,388,000	\$482,700
Interior Architecture	\$901,500	\$442,100
Electrical		\$306,700
Mechanical	\$39,000	\$291,300
<b>Total</b>	<b>\$3,328,500</b>	<b>\$1,522,800</b>
Importance Code A	\$2,388,000	\$651,800
Importance Code B	\$894,700	\$825,200
Importance Code C	\$45,900	\$45,900
<b>Total</b>	<b>\$3,328,500</b>	<b>\$1,522,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$40,200			
Interior Architecture	\$37,000		\$20,300	\$9,300
Electrical	\$22,900	\$1,300	\$3,600	\$1,300
Mechanical	\$32,400	\$24,600	\$36,000	\$21,700
<b>Total</b>	<b>\$132,500</b>	<b>\$25,900</b>	<b>\$59,900</b>	<b>\$32,300</b>
Importance Code A	\$43,600	\$7,000	\$7,000	\$7,000
Importance Code B	\$68,800	\$18,900	\$52,900	\$16,000
Importance Code C	\$20,100			\$9,300
<b>Total</b>	<b>\$132,500</b>	<b>\$25,900</b>	<b>\$59,900</b>	<b>\$32,300</b>



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**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

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	\$428,900	LIFE	**	5	\$33,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Truck Entrances</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North End</i>								
<i>Explanation : Section Of Pier Is Occupird By A Private Tenant</i>								
Fiberglass Panel	20%			2035	**	5	\$88,900	
Metal Panel	20%			2046	**	5-10	\$162,900	
Metal Coiling Doors	15%	Now	\$394,000	2039	**	5	\$27,800	1
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facde</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%			2042	**	5	\$53,500	
Metal Louvers	5%			2035	**	10	\$17,600	
Parapets								
Metal Panel	95%			2046	**	5	\$189,800	
Metal Rail	5%	Now	\$13,400	2031	**	5	\$18,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Walking Bridges Over Roof</i>								
Roof								
Built-Up (BUR)	65%	0-2	\$1,242,600	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lunch Room, Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lunch Room, Second Floor Corridor, Garage</i>								
Skylight, Plastic	5%	Now	\$192,600	2039	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Spray-on Foam	30%			2034	**	5	\$171,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Leased Space At North End</i>								
Interior								

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	70%	Now	\$335,100	LIFE	**	5	\$360,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Floor</i>								
Ceramic Tile	30%			2035	**	5	\$70,700	
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$17,900	
Ceramic Tile	13%			2035	**	5	\$18,600	
Concrete Masonry Unit	80%			LIFE	**	5	\$91,800	
Glass: Single Pane	2%			LIFE	**	5	\$4,300	
<b>Ceilings</b>								
AcousTileConcealSpLn	10%	Now	\$106,800	2039	**	5	\$16,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lunch Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lunch Room, Second Floor Corridor</i>								
AcousTileSusp.Lay-In	15%			2039	**	5	\$40,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Corridor</i>								
Exposed Struc: Steel	70%			LIFE	**	10	\$378,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
Metal Panel	5%			LIFE	**	5	\$33,800	

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2036	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2031	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5kva</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$700	
<b>Raceway</b>								
Conduit	100%			2036	**	1		

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

<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>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2034	**	5	\$4,500	
<b>Wiring</b>								
Thermoplastic	100%			2036	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$4,200	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Meter Room</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	65%			2034	**	10	\$93,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	5%			2034	**	10	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairway</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	30%			2034	**	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : High Pressure Sodium</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2026		10	\$19,000	
Exit, Service	50%			2026		1		
<b>Exterior Lighting</b>								
HID	100%			2031	**	10	\$500	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%	Now	\$20,400	2026	\$101,900	1	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance, Fuel Pump, Alleyway And Pier</i>								
<i>Explanation : Eight Cameras - Three Of Them Not Working</i>								
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2031	**			

<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>Priority</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.

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

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

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								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Furnace	90%	0-2	\$3,400	2026	\$169,100	1	\$63,100	
			<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Temperature Control Panel, Office Area</i>					
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 20 Units</i>					
No Component	10%							
Terminal Devices								
Air Handler	20%			2036	**	1	\$19,500	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 3 Units</i>					
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2031	**	2	\$1,900	
Window/Wall Unit	15%			2021	\$47,400	1		
No Component	65%							
Heat Rejection								
Remote Air Cond	15%			2031	**	2	\$16,500	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$139,000	
Exhaust Fans								
Roof	100%			2031	**	2	\$4,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2021	\$35,800	2	\$2,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2031	**	1	\$9,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$79,400	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>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>
Fire Suppression	Sprinkler							
	Generic	100%			2036	* *	1-2	\$44,100
Fire Pump	Generic	100%			2029	* *	1	\$29,400

*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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 13-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,12  
**Block** : 29 **Lot** : 73 **BIN** : 1000850

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,030,800	\$173,000
Interior Architecture	\$288,200	
Electrical		\$768,100
Mechanical	\$453,200	
<b>Total</b>	<b>\$1,772,200</b>	<b>\$941,100</b>
Importance Code A	\$1,030,800	\$209,100
Importance Code B	\$692,300	\$732,000
Importance Code C	\$49,000	
<b>Total</b>	<b>\$1,772,200</b>	<b>\$941,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$55,400		\$5,100	
Interior Architecture	\$81,500		\$6,900	\$28,100
Electrical	\$31,200		\$400	\$500
Mechanical	\$50,700	\$9,500	\$41,000	\$6,600
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
<b>Total</b>	<b>\$266,200</b>	<b>\$56,800</b>	<b>\$100,700</b>	<b>\$82,500</b>
Importance Code A	\$55,400		\$7,100	
Importance Code B	\$183,100	\$56,800	\$93,600	\$80,100
Importance Code C	\$27,800			\$2,500
<b>Total</b>	<b>\$266,200</b>	<b>\$56,800</b>	<b>\$100,700</b>	<b>\$82,500</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.

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

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

**DEPARTMENT OF SANITATION - 827**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

Architecture	Current Repair			Future Replacement		Maintenance		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	\$255,500	LIFE	**	5	\$43,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bulkheads</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	10%			LIFE	**	5	\$8,700	
Metal Panel	10%			2046	**	5-10	\$39,700	
Granite Panels	5%			LIFE	**	5	\$4,300	
Windows								
Aluminum	40%			2034	**	5	\$10,200	
Metal Clad	60%	Now	\$775,300	2051	**	5	\$47,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	45%	Now	\$10,400	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade, South Facade</i>								
Masonry: Brick	40%			LIFE	**	5-10	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5-10	\$2,500	
Metal Panel	5%			2046	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$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**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

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								
Roof								
IRMA/Protected Membrane	73%	Now	\$16,400	2026	\$81,900			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Main Roof</i>							
	<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Main Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Corridor Near Lockers</i>							
Modified Bitumen	20%			2026	\$16,400	10	\$2,900	
Modified Bitumen	5%			2021	\$4,100	10	\$700	
Skylight, Metal/Glass	2%	Now	\$8,300	2036	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof Stair</i>							
Interior								
Floors								
Carpet	45%			2022	\$561,200	3	\$90,000	
Cast in Place Concrete	5%			LIFE	**	5	\$21,900	
Ceramic Tile	5%			2035	**	5	\$5,000	
Terrazzo	5%			LIFE	**	5	\$7,800	
Vinyl Tile	5%	Now	\$41,500	2036	**	3	\$1,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Vinyl Tile	5%			2031	**	3	\$1,900	
Vinyl Tile	30%			2031	**	3	\$11,300	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$5,000	
Glass: Single Pane	2%			LIFE	**	5	\$3,000	
Gypsum Board	40%			LIFE	**	5-10	\$67,400	
Gypsum Board	5%			LIFE	**	5-10	\$8,400	
Metal Panel	3%			LIFE	**	10	\$1,300	
Marble Panels	5%			LIFE	**	10	\$2,000	
Plaster	5%	Now	\$3,900	LIFE	**	5	\$1,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof Stair</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Roof Stair</i>							
Plaster	35%			LIFE	**	5-10	\$29,500	

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**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

<b>Architecture</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>	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	4+	\$197,600	2046	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	55%			2031	**	5	\$68,800	
AcousTileSusp.Lay-In	5%			2031	**	5	\$5,000	
AcousTileSusp.Lay-In	5%			2039	**	5	\$5,000	
Gypsum Board	5%			LIFE	**	5-10	\$17,200	
Plaster	5%			LIFE	**	5-10	\$8,600	

<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>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$36,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated @ 2500 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$167,000	5	\$300	
Raceway								
Conduit	90%			2026	\$101,000	1		
Conduit	10%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2025	\$5,800	5	\$100	
Molded Case Bkrs	35%			2034	**	5	\$600	
Molded Case Bkrs	50%			2025	\$58,400	5	\$900	
Molded Case Bkrs	10%			2042	**	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$30,100	2051	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$75,300	1		
Thermoplastic	30%			2046	**	1		
Motor Controllers								
Locally Mounted	50%			2024	\$34,100	5	\$200	
Locally Mounted	50%			2031	**	5	\$200	

Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</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**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

<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>								
Interior Lighting Fluorescent	80%			2034	**	10	\$49,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	**	10	\$12,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	40%			2034	**	10	\$6,500	
Exit, Service	60%			2034	**	1		
Exterior Lighting HID	100%			2026	\$247,100	10	\$200	
<b>Alarm</b>								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2034	**			
<b>Mechanical</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>Priority</b>
<b>Heating</b>								
Energy Source Utility Steam	100%			2036	**	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	**	5	\$4,000	
Distribution Steam Piping/Pump	100%	Now	\$45,600	2036	**	4	\$3,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Throughout</i>								
Terminal Devices Convactor/Radiator	40%			2031	**	1	\$8,600	
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Each Floor</i>								
<i>Explanation : Air Handlers Covered Under A C</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2034	**	1		
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$108,700	

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**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>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>Air Conditioning</b>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%	0-2	\$277,300	2036	* *	1	\$37,200
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Each Floor / Mechanical Room</i>								
<hr/>								
<b>Heat Rejection</b>								
	Air Condenser Unit	100%	0-2	\$130,400	2036	* *	2	\$37,200
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Units - Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms, Each Floor</i>								
<i>Explanation : 12 Units In Door, Air Cooled Condenser Through Louvers R-22 Is Used</i>								
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$17,700
	No Component	70%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Room - Each Floor</i>								
<i>Explanation : Fresh Air Provided Through A C Air Handlers</i>								
<hr/>								
<b>Exhaust Fans</b>								
	Roof	20%			2026	\$10,400	2	\$400
	No Component	80%						
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	10%			2036	* *	1	
	Galv Iron/Steel	90%			2031	* *	1	
<hr/>								
<b>HW Heat Exchanger</b>								
	Low Temp	100%	0-2	\$20,300	2056	* *	4	\$6,600
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	* *	1	
<hr/>								
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	* *	1	
<hr/>								
<b>Sump Pump(s)</b>								
	Rigid Piping	100%			2026	\$10,800	4	\$2,500
<hr/>								
<b>Sewage Ejector(s)</b>								
	Electric	100%			2026	\$10,800	4	\$2,500
<hr/>								
<b>Fixtures</b>								
	Generic	100%						
<hr/>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units B-12 And 2 Units 1-12 And</i>								
<i>Explanation : 4 Units</i>								
<hr/>								
<b>Fire Suppression</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.*

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

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

**DEPARTMENT OF SANITATION - 827**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>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>Priority</b>
Fire Suppression	Standpipe								
	Generic	100%			2036	* *	1-5	\$33,700	
	Sprinkler								
	No Component	90%							
	Generic	10%			2036	* *	1-2	\$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.*

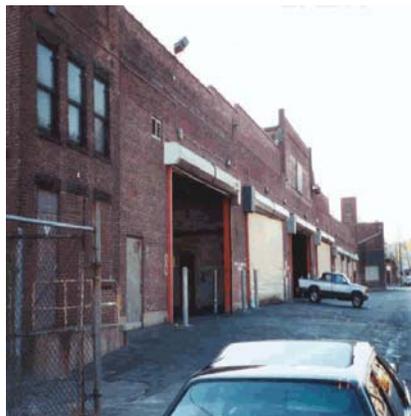
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : STATEN ISLAND 1 GARAGE  
**Address** : 92 BROOK STREET BTWN: VICTORY BLVD. - JERSEY ST.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0023.000 / 2004 **Yr Built/Renovated** : 1900 /  
**Area Sq Ft** : 88,417 **Project Type** : SANITATION  
**Date of Survey** : 12-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 34 **Lot** : 1 **BIN** : 5106487

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$4,420,600	\$241,600
Interior Architecture	\$1,947,400	\$220,600
Electrical		\$389,600
Mechanical	\$90,600	\$1,432,000
<b>Total</b>	<b>\$6,458,500</b>	<b>\$2,283,800</b>
Importance Code A	\$4,420,600	\$241,600
Importance Code B	\$1,735,400	\$2,042,200
Importance Code C	\$302,600	
<b>Total</b>	<b>\$6,458,500</b>	<b>\$2,283,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				\$1,500
Interior Architecture	\$49,000			\$1,100
Electrical	\$38,400		\$200	\$11,800
Mechanical	\$55,300	\$15,900	\$12,300	
<b>Total</b>	<b>\$142,600</b>	<b>\$15,900</b>	<b>\$12,600</b>	<b>\$14,500</b>
Importance Code A	\$25,900	\$7,500	\$7,500	\$7,500
Importance Code B	\$91,200	\$8,400	\$5,100	\$7,000
Importance Code C	\$25,600			
<b>Total</b>	<b>\$142,600</b>	<b>\$15,900</b>	<b>\$12,600</b>	<b>\$14,500</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 1 GARAGE**  
**Asset # : 2004**

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	90%	Now	\$1,473,300	LIFE	**	5	\$125,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	2-4	\$769,700	2046	**	5	\$21,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$951,500	2051	**	5	\$116,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$36,600	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$187,100	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof</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**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

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	
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	55%	Now	\$353,600	2036	**			1
<i>Debris Present, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Roof, North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roll Roofing	35%	2-4	\$159,500	2028	**	5	\$33,000	
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$489,400	2036	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	85%	Now	\$307,300	LIFE	**	5	\$220,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$44,900	2035	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$98,500	2036	**	3	\$4,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

<b>Architecture</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>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	35%	Now	\$109,800	LIFE	**	5	\$6,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Wash Bay Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : In Electrical Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	35%	Now	\$192,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**	10	\$2,900	
Plaster	10%	Now	\$22,700	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$23,400	2039	**	5	\$3,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$74,600	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%	Now	\$610,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	35%	Now	\$509,300	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes.</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.

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

<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>Under 600 Volts</b>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$47,700	5	\$400	
<b>Raceway</b>								
Conduit	100%			2026	\$9,100	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2025	\$2,900	5	\$200	
Molded Case Bkrs	90%			2025	\$26,300	5	\$2,100	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$6,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2026	\$14,000	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2024	\$50,600	5	\$500	
Locally Mounted	20%	2-4	\$12,600	2046	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	1%			2021	\$4,000	10	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	94%			2034	**	10	\$68,300	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2021	\$52,200	10	\$9,600	
Exit, Service	50%			2021	\$10,400	1		
<b>Exterior Lighting</b>								
HID	50%			2021	\$163,100	10	\$100	
HID	50%			2034	**	10	\$100	

<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>	

Note : 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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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

<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								
Fuel Oil No 2	100%			2052	**	5	\$24,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Ground In Parking Lot</i>								
<i>Explanation : 1 8000 Gallon Tank</i>								
<hr/>								
<b>Conversion Equipment</b>								
Furnace	10%			2026	\$9,500	1	\$3,900	
Steam Boiler	85%			2043	**	1	\$66,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	5%	0-2	\$18,800	2046	**	1	\$3,500	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room, Defective Boiler Section</i>								
<hr/>								
<b>Distribution</b>								
Steam Piping/Pump	10%	0-2	\$54,100	2056	**	4	\$400	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	90%			2026	\$486,500	4	\$5,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Terminal Devices</b>								
Convactor/Radiator	10%			2024	\$73,100	1	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	5%	0-2	\$36,600	2046	**	1	\$1,200	
<i>Damaged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Administrative Spaces</i>								
Fan Coil Unit/Heat	50%			2026	\$579,600	1	\$12,800	
Fan Coil Unit/Heat	20%			2031	**	1	\$5,100	
No Component	15%							
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
<hr/>								
<b>Conversion Equipment</b>								
Window/Wall Unit	15%			2021	\$23,900	1		
No Component	85%							
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$14,000	
No Component	80%							

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

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
Ventilation								
Exhaust Fans								
Roof	100%			2026	\$61,500	2	\$2,400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$231,200	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Water Heater								
Gas Fired	100%			2024	\$18,000	2	\$1,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor And 2nd Floor</i>							
	<i>Explanation : 3 Units</i>							
Sanitary Piping								
Cast Iron	95%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Cast Iron	5%	0-2	\$8,400	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Floor Drain In North West Corner Of Garage Floor</i>							
Storm Drain Piping								
Cast Iron	60%			LIFE	**	1		
	<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Throughout The Interior Of The Building</i>							
Cast Iron	40%			LIFE	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Around The Perimeter Of The Building</i>							
	<i>Explanation : Aluminium Leaders And Scuppers</i>							
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : West Side Of The Building Near The Men's Locker Room</i>							
	<i>Explanation : Sump Pump Observed</i>							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$40,000	

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 07-Jun-2013                      **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2520                      **Lot** : 1                      **BIN** : 5041599

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,353,500	\$157,500
Interior Architecture	\$252,200	\$630,500
Electrical	\$44,100	\$386,000
Mechanical	\$314,500	\$1,038,900
<b>Total</b>	<b>\$1,964,300</b>	<b>\$2,212,900</b>
Importance Code A	\$1,353,500	\$229,400
Importance Code B	\$610,800	\$1,983,500
<b>Total</b>	<b>\$1,964,300</b>	<b>\$2,212,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$35,900		\$3,700	
Interior Architecture	\$57,700			\$1,300
Electrical	\$24,300	\$2,200	\$2,400	\$1,800
Mechanical	\$41,100	\$6,100	\$33,200	\$6,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$162,900</b>	<b>\$12,300</b>	<b>\$43,200</b>	<b>\$13,300</b>
Importance Code A	\$50,600	\$3,300	\$7,100	\$3,300
Importance Code B	\$65,100	\$9,000	\$36,100	\$10,000
Importance Code C	\$47,200			
<b>Total</b>	<b>\$162,900</b>	<b>\$12,300</b>	<b>\$43,200</b>	<b>\$13,300</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.*

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$138,300	LIFE	**	5	\$93,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Deteriorated Control Joints And Rusted Relieving Angles</i>								
Metal Panel	5%	0-2	\$2,100	2034	**	5	\$11,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Wash Bay</i>								
Metal Coiling Doors	13%	Now	\$169,000	2029	**	5	\$23,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wash Bay</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wash Bay</i>								
Metal Coiling Doors	2%			2044	**	5	\$7,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$644,700	2049	**	5	\$7,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vertical Pivot Type Windows Have Deformed And Have Torn Weather Seals</i>								
Parapets								
Concrete Masonry Unit	10%	Now	\$800	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick	90%	Now	\$15,800	LIFE	**	5	\$5,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, 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.

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

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	
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	94%	Now	\$401,500	2034	**			
	<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Flashing Has Deteriorated</i>							
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Isolated Locations</i>							
	<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Womens Bathrooms, Storage And Male Locker Room</i>							
Skylight, Plastic	1%	0-2	\$17,200	2037	**	1		1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Sloped Glazing	5%			LIFE	**	5	\$63,700	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	70%	Now	\$35,600	LIFE	**	5	\$153,500	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	Now	\$37,900	2027	**	5	\$2,500	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : At Showers</i>							
Quarry Tile	14%			2022	\$393,800	5	\$21,000	
Terrazzo	1%			LIFE	**	5	\$800	
Vinyl Tile	10%	Now	\$49,900	2024	\$83,200	3	\$3,800	
	<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<b>Interior Walls</b>								
Ceramic Tile	10%	Now	\$11,000	2033	**	5	\$2,000	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Shower Rooms</i>							
Concrete Masonry Unit	65%	Now	\$11,500	LIFE	**	5	\$10,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	10%	0-2	\$1,700	LIFE	**	5	\$2,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
SGFT/Glazed Masonry	15%	0-2	\$23,100	LIFE	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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

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	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$79,200	2044	**	5	\$5,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mens Locker Room Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mens Locker Room Throughout</i>								
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	5%	2-4	\$49,500	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</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								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	10%			2032	**	5	\$200	
Molded Case Bkrs	90%			2032	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$60,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2034	**	10		
Egress Lighting								
Emergency, Battery	50%			2024		10	\$8,100	
Exit, Service	50%			2024		1	\$10,900	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Lighting</b>								
Exterior Lighting								
HID	20%			2024	\$55,100	10		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Exterior Wall</i>							
	<i>Explanation : Photocell Controlled</i>							
HID	80%	Now	\$22,000	2029	**			
	<i>Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Exterior Wall</i>							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%	Now	\$44,100	2034	**	1	\$5,000	
	<i>Devices Damaged, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$226,600	1-3	\$13,800	
<b>Mechanical</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>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	90%	Now	\$14,400	2024	\$71,900	1	\$26,800	
	<i>Broken, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Wash Area And Throughout The Garage</i>							
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>							
	<i>Location : 7 Big Package Units On Roof, 14 Modine Unit Heaters For Garage</i>							
	<i>Explanation : 21 Units</i>							
Hot Water Boiler	10%			2022	\$14,700	1	\$3,300	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
Distribution								
Ductwork/Diffusers	90%	Now	\$87,900	LIFE	**	2-5	\$33,600	
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Garage, Offices, Locker Rooms</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 90%</i>							
	<i>Location : All Areas</i>							
	<i>Explanation : Innadequate Air Temperature Control</i>							
Hot Wtr Piping/Pump	10%			2023	\$32,800	4	\$300	

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

<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>Priority</b>
<b>Heating</b>								
Terminal Devices								
Convactor/Radiator	10%	Now	\$61,800	2044	**	1	\$1,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Offices, Locker Rooms - Inadequate Temperature Controls</i>								
No Component	90%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$8,600	2024	\$86,200	2	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Window/Wall Unit	5%			2019	\$6,700	1		
No Component	75%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$112,900	LIFE	**	2-5	\$37,300	
<i>Damaged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Wash Area And Garage North Entrance</i>								
Exhaust Fans								
Roof	100%	Now	\$52,000	2034	**	2	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	40%			2034	**	1		
Galv Iron/Steel	60%			2022	\$117,200	1		
Water Heater								
Gas Fired	100%			2023	\$15,200	2	\$1,000	
Sanitary Piping								
Cast Iron	100%	Now	\$14,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Wash Area</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	Now	\$1,100	2019	\$10,800	4	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Pump Room</i>								
Fixtures								
Generic	100%							

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**DEPARTMENT OF SANITATION - 827  
STATEN ISLAND 2 GARAGE/BORO OFFC**

**Asset # : 2005**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>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>Priority</b>
Fire Suppression	Sprinkler								
	Generic	100%			2024	\$763,500	1-2	\$18,800	
Chemical System	No Component	97%							
	Generic	3%			2017	\$800	1-3	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 3%</i> <i>Location : Garage</i> <i>Explanation : For Fuel Stations</i>									

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Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP  
**Address** : 1000 WEST SERVICE ROAD @MULDOON AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0025.000 / 130 **Yr Built/Renovated** : 1981 /  
**Area Sq Ft** : 82,366 **Project Type** : SANITATION  
**Date of Survey** : 07-Aug-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2685 **Lot** : 100 **BIN** : 5141714

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,475,800	\$111,200
Interior Architecture	\$758,200	\$193,400
Electrical	\$85,700	\$791,900
Mechanical		\$605,700
<b>Total</b>	<b>\$3,319,600</b>	<b>\$1,702,200</b>
Importance Code A	\$2,475,800	\$111,200
Importance Code B	\$678,200	\$1,591,000
Importance Code C	\$165,700	
<b>Total</b>	<b>\$3,319,600</b>	<b>\$1,702,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$9,700			
Interior Architecture	\$43,900			\$2,100
Electrical	\$8,200		\$1,000	\$1,100
Mechanical	\$92,800	\$14,400	\$17,000	\$13,400
<b>Total</b>	<b>\$154,700</b>	<b>\$14,400</b>	<b>\$18,100</b>	<b>\$16,500</b>
Importance Code A	\$21,800	\$3,700	\$3,700	\$3,700
Importance Code B	\$115,300	\$10,800	\$14,400	\$12,900
Importance Code C	\$17,600			
<b>Total</b>	<b>\$154,700</b>	<b>\$14,400</b>	<b>\$18,100</b>	<b>\$16,500</b>



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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**

**Asset # : 130**

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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	75%	Now	\$780,500	LIFE	**	5	\$60,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	25%	0-2	\$896,200	2031	**	5	\$50,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<b>Windows</b>								
Aluminum	97%	Now	\$206,900	2042	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$4,600	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Concrete Masonry Unit	95%	Now	\$49,800	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$5,200	2036	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	97%	Now	\$456,900	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Garage Area</i>								
Skylight, Plastic	3%	Now	\$85,400	2039	**	1		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								

**Interior**

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**

**Asset # : 130**

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	80%	0-2	\$179,600	LIFE	**	5	\$193,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$20,900	2035	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	0-2	\$137,700	2036	**	3	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First And Second Floor Corridors</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%	0-2	\$12,100	2035	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	85%	0-2	\$165,700	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$5,500	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$87,300	2046	**	5	\$5,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Second Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Second Floor</i>								
Exposed Struc: Steel	85%			LIFE	**	10	\$187,900	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$5,500	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

<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>	

Under 600 Volts

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**

**Asset # : 130**

<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>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,700	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1600 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$47,700	5	\$400	
Raceway								
Conduit	100%			2026	\$30,600	1		
Panelboards								
Fused Disc Sw	10%			2025	\$3,800	5	\$200	
Molded Case Bkrs	90%			2025	\$33,900	5	\$2,000	
Wiring								
Thermoplastic	100%			2026	\$27,100	1		
Motor Controllers								
Locally Mounted	10%			2024	\$1,400	5	\$100	
Motor Control Center	90%			2024	\$12,600	5	\$2,000	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2021	\$300,500	10	\$44,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 And T-8 Lamps</i>								
HID	35%			2021	\$100,900	10	\$800	
Egress Lighting								
Emergency, Battery	40%			2021	\$38,900	10	\$7,100	
Exit, Service	60%			2021	\$4,800	1		
Exterior Lighting								
HID	100%			2021	\$303,800	10	\$300	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%	0-2	\$41,700	2036			**	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</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>	

Heating

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**

**Asset # : 130**

<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>Heating</b>							
Energy Source							
Natural Gas	25%			2036	**	1	
Interruptible Gas/Dual Fuel	75%			2046	**	1	
<hr/>							
Conversion Equipment							
Furnace	15%			2026	\$13,200	1	\$5,500
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>					
		<i>Location : Garage</i>					
		<i>Explanation : 6 Gas Fire Modine Heaters</i>					
Furnace	10%	Now	\$8,800	2036	**	1	\$3,300
		<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>					
		<i>Location : 1 Roof Top Unit, Roof</i>					
Hot Water Boiler	75%			2039	**	1	\$27,400
		<i>Other Observation, Extent : Light, Area Affected : 75%</i>					
		<i>Location : Boiler Room</i>					
		<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>					
<hr/>							
Distribution							
Hot Wtr Piping/Pump	75%			2034	**	4	\$4,100
No Component	25%						
<hr/>							
Terminal Devices							
Air Handler	15%			2026	\$58,300	1	\$6,900
Convactor/Radiator	10%			2024	\$68,100	1	\$2,400
Unit Heater-Stm/HW	50%			2026	\$232,900	4	\$5,100
No Component	25%						
<hr/>							
<b>Air Conditioning</b>							
Energy Source							
Electricity	100%			2034	**	1	
<hr/>							
Conversion Equipment							
Reciprocating Compr/Chiller	15%			2021	\$36,700	1	\$5,100
Ext Pkg Unit - Cooling	15%			2026	\$49,900	2	\$700
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>					
		<i>Location : Roof</i>					
Ext Pkg Unit - Cooling	10%	0-2	\$33,300	2036	**	2	\$400
		<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>					
		<i>Location : Roof</i>					
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>					
		<i>Location : Water Leaking To Locker Room</i>					
Split Unit	10%			2026	\$33,300		
No Component	50%						
<hr/>							
Distribution							
Chilled Wtr Pipe/Pump	15%			2026	\$26,400	4	\$800
No Component	85%						

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**

**Asset # : 130**

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Fan Coil - Cool/Heat	15%	Now	\$5,100	2026	\$102,400	1	\$3,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
No Component	85%							
Heat Rejection								
Air Condenser Unit	25%			2021	\$18,000	2	\$12,900	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,200	
Exhaust Fans								
Roof	100%	Now	\$2,900	2026	\$57,300	2	\$1,800	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Low Temp	100%			2036	**	4	\$7,300	
Sanitary Piping								
Cast Iron	100%	Now	\$7,800	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : It Needs To Be Confirmed - North Side Of Building</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$37,200	
Sprinkler								
Generic	100%			2036	**	1-2	\$20,700	

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.

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$665,900	\$354,600
Interior Architecture		\$314,800
Electrical		\$45,900
<b>Total</b>	<b>\$665,900</b>	<b>\$715,300</b>
Importance Code A	\$665,900	\$354,600
Importance Code B		\$360,600
<b>Total</b>	<b>\$665,900</b>	<b>\$715,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$19,000			\$500
Interior Architecture	\$12,500			\$1,400
Electrical	\$1,700	\$2,000	\$3,800	\$4,500
Mechanical	\$4,800	\$3,600	\$12,500	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$41,900</b>	<b>\$9,600</b>	<b>\$20,300</b>	<b>\$14,800</b>
Importance Code A	\$19,200	\$200	\$500	\$800
Importance Code B	\$22,700	\$9,300	\$19,800	\$14,000
Importance Code C				
<b>Total</b>	<b>\$41,900</b>	<b>\$9,600</b>	<b>\$20,300</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.

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

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

<b>Architecture</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>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$35,900	
Fiberglass Panel	15%			2036	**	5	\$80,900	
Metal Panel	70%			2049	**	5-10	\$691,700	
Metal Coiling Doors	10%			2036	**	5	\$44,900	
<b>Windows</b>								
Aluminum	95%			2045	**	5	\$1,000	
Metal Louvers	5%			2036	**	10	\$300	
<b>Parapets</b>								
Metal Panel	100%			2043	**	5	\$98,400	
<b>Roof</b>								
Metal Panel	98%	2-4	\$113,700	2036	**			
<i>Seams Open/Split, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over Transfer Area</i>								
Skylight, Plastic	2%	0-2	\$19,000	2040	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%			LIFE	**	5	\$314,800	
Ceramic Tile	2%			2032	**	5	\$3,200	
Quarry Tile	1%			2036	**	5	\$2,400	
Vinyl Tile	7%	0-2	\$4,600	2028	**	3	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	2%			2036	**	5	\$400	
Concrete Masonry Unit	1%			LIFE	**	5	\$100	
Gypsum Board	2%			LIFE	**	5	\$200	
Metal Panel	75%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	0-2	\$6,300	2036	**	5	\$8,000	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	90%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Transfer Area</i>								
<b>Electrical</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>Priority</b>
<b>Under 600 Volts</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.

Maintenance \$ are aggregated over a ten-year period. Site 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		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								
Air Circuit Breaker	100%			2049	**	5	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 3000 Amps, General Electric Spectra Series Power Breakers</i>						
Transformers								
Dry Type	100%			2040	**	5	\$400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 75 Kw</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	**	5	\$2,600	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$200	
Molded Case Bkrs	90%			2045	**	5	\$2,400	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	5%			2040	**	5		
Motor Control Center	95%			2040	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$45,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	50%			2031	**	10	\$1,600	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$12,100	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2028	**	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2031	**	1-3	\$18,500	

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

<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								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Furnace	5%			2031	**	1	\$2,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Gas Fired Package Roof Top Units</i>						
No Component	95%							
Terminal Devices								
Fan Coil Unit/Heat	5%			2028	**	1	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Equipment And Water Meter Rooms</i>						
		<i>Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And Other Metering Rooms</i>						
No Component	95%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2028	**	2	\$600	
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,800	
Ductwork/Diffusers	95%			LIFE	**	2-5	\$53,000	
Exhaust Fans								
Roof	100%			2028	**	2	\$3,100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Electric	10%			2021	\$1,500	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%			2028	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2031	**	1	\$6,100	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			

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

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

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

<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>Priority</b>
Fire Suppression Sprinkler Generic	100%			2049	* *	1-2	\$28,000	

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : W. 135TH MARINE TRANSFER STATION  
**Address** : 135TH ST & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0002.000 / 123 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 60,932 **Project Type** : SANITATION  
**Date of Survey** : 03-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2101 **Lot** : 120 **BIN** : 1062477

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,893,000	\$326,300
Interior Architecture	\$1,531,400	\$149,300
Electrical	\$265,100	
<b>Total</b>	<b>\$3,689,500</b>	<b>\$475,500</b>
Importance Code A	\$1,893,000	\$326,300
Importance Code B	\$1,752,300	\$149,300
Importance Code C	\$44,200	
<b>Total</b>	<b>\$3,689,500</b>	<b>\$475,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				
Interior Architecture	\$46,400			\$1,000
Mechanical			\$13,600	
<b>Total</b>	<b>\$46,400</b>		<b>\$13,600</b>	<b>\$1,000</b>
Importance Code A				
Importance Code B			\$13,600	\$1,000
Importance Code C	\$46,400			
<b>Total</b>	<b>\$46,400</b>		<b>\$13,600</b>	<b>\$1,000</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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**DEPARTMENT OF SANITATION - 827**  
**W. 135TH MARINE TRANSFER STATION**  
**Asset # : 123**

Architecture	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%	Now	\$162,200	2039	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Level Structure Has Been Extensively Vandalized, Many Components Are Missing</i>								
Metal Panel	75%	Now	\$299,000	2034	**	5	\$159,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Building Is Presently Vacant. Many Components Have Been Vandalized.</i>								
Window Wall	5%	Now	\$266,500	2054	**	5	\$10,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Offices</i>								
Windows								
Aluminum	100%	Now	\$278,700	2049	**	5	\$3,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	100%	Now	\$223,900	2029	**	5	\$124,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	20%	Now	\$38,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	80%	Now	\$624,700	2044	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

## 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**  
**W. 135TH MARINE TRANSFER STATION**  
**Asset # : 123**

<b>Architecture</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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	85%	Now	\$207,900	LIFE	**	5	\$149,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$76,000	2039	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$66,700	2034	**	3	\$3,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	15%	Now	\$18,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$44,200	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$4,100	
Metal Panel	25%	Now	\$27,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steel Members At Lower Level</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Section Of Garbage Disposal Area</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$63,400	2044	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Electrical Room</i>								
Exposed Concrete	25%			LIFE	**	5	\$3,100	
Exposed Struc: Steel	65%	0-2	\$1,073,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

<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>								
<b>Interior Lighting</b>								
HID	100%	Now	\$265,100	2034	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</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**  
**W. 135TH MARINE TRANSFER STATION**  
**Asset # : 123**

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							
Conversion Equipment							
No Component	50%						
No Component	50%						
Air Conditioning							
Conversion Equipment							
No Component	90%						
No Component	10%						
Ventilation							
Exhaust Fans							
Interior	5%			2019	\$13,600	2	\$100
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
No Component	95%						
Plumbing							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : W. 59TH ST. MARINE TRANSFER STA.  
**Address** : 59TH ST. & 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** : 09-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1109 **Lot** : 99 **BIN** : 1076222

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$55,700	\$505,100
Interior Architecture	\$116,400	\$220,700
Electrical		\$2,294,500
Mechanical	\$618,300	\$476,100
<b>Total</b>	<b>\$790,400</b>	<b>\$3,496,500</b>
Importance Code A	\$55,700	\$801,200
Importance Code B	\$734,700	\$2,695,400
<b>Total</b>	<b>\$790,400</b>	<b>\$3,496,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$24,400			
Interior Architecture	\$49,800			\$1,000
Electrical	\$7,500	\$49,100	\$4,800	\$6,400
Mechanical	\$29,400	\$34,000	\$18,900	\$4,700
<b>Total</b>	<b>\$111,100</b>	<b>\$83,100</b>	<b>\$23,700</b>	<b>\$12,000</b>
Importance Code A	\$30,000	\$1,100	\$5,600	
Importance Code B	\$54,600	\$82,000	\$18,100	\$12,000
Importance Code C	\$26,500			
<b>Total</b>	<b>\$111,100</b>	<b>\$83,100</b>	<b>\$23,700</b>	<b>\$12,000</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.

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Fiberglass Panel	25%	0-2	\$18,900	2032	**	5	\$99,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	75%	0-2	\$55,700	2043	**	5	\$297,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	0-2	\$5,600	2039	**	5	\$3,400	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Fiberglass Panel	10%			2032	**	1		
Metal Panel	90%			2036	**	10	\$108,900	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%	0-2	\$51,200	LIFE	**	5	\$220,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$6,400	2032	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
Vinyl Tile	7%	Now	\$65,200	2033	**	3	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	10%	4+	\$3,100	LIFE	**	5	\$1,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Top Of Foot Ramp To Upper Level</i>								
Fiberglass Panel	35%	0-2	\$7,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	40%	0-2	\$15,400	LIFE	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</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**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

<b>Architecture</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>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$13,300	2036	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	85%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$3,700	LIFE	**	5	\$14,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Electrical</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>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2023	\$38,400	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$214,800	5	\$2,200	
Raceway								
Conduit	100%			2033	**	1		
Panelboards								
Fused Disc Sw	10%			2022	\$11,700	5	\$200	
Molded Case Bkrs	90%			2022	\$105,100	5	\$2,000	
Wiring								
Thermoplastic	100%			2033	**	1		
Motor Controllers								
Motor Control Center	100%			2021	\$234,900	5	\$2,300	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	40%			2023	\$304,600	10	\$27,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	60%			2023	\$222,200	10	\$1,500	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2018	\$33,100	10	\$9,000	
Exit, Service	50%			2023	\$4,100	1		
<b>Exterior Lighting</b>								
HID	100%			2023	\$313,900	10	\$300	

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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**

<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>Alarm</b>								
Fire/Smoke Detection								
Generic	100%			2023	\$860,800	1-3	\$54,000	
<b>Mechanical</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>Priority</b>
<b>Heating</b>								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Radiant Heater	80%			2023	\$257,700	2	\$27,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 10 Units</i>						
No Component	20%							
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$33,400	
No Component	20%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	**	1		
Conversion Equipment								
Int Pkg Unit - Cooling	10%	Now	\$23,000	2028	**	2	\$400	
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
Window/Wall Unit	5%			2018	\$7,500	1		
No Component	85%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,800	
		<i>Not in Service, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Exhaust Fans								
Interior	80%			2018	\$303,100	2	\$1,800	
Roof	20%			2018	\$11,600	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2023	\$218,500	1		
Water Heater								
Electric	100%			2018	\$11,300	4	\$700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Compressed Air	100%			2033	**	4	\$2,500	

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**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

<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								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$261,000	2053	* *	1-5	\$26,600	
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Pump								
Generic	100%	Now	\$54,200	2038	* *	1	\$12,600	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Barge Area</i>					
			<i>Explanation : Obsolete</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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : **06-Jan-2012** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **803** **Lot** : **5** **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$4,202,300	\$125,000
<b>Total</b>	<b>\$4,202,300</b>	<b>\$125,000</b>
Importance Code A	\$2,867,100	\$125,000
Importance Code B	\$1,335,300	
<b>Total</b>	<b>\$4,202,300</b>	<b>\$125,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$13,800			\$23,500
<b>Total</b>	<b>\$13,800</b>			<b>\$23,500</b>
Importance Code A				
Importance Code B	\$13,800			\$23,500
<b>Total</b>	<b>\$13,800</b>			<b>\$23,500</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.

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN SANITATION GARAGE CONCRETE PIER**

**Asset # : 1818**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	45%	Now	\$1,043,100	LIFE	**	5	\$33,900	
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Offshore Of Station 5+00 (From East)</i>								
<i>Explanation : Collapsed/failed</i>								
Concrete	25%	4+	\$58,000	LIFE	**	5	\$18,800	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Sta 0+00 To 5+00</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated</i>								
Not Accessible	30%							
Firewalls								
Concrete	90%			LIFE	**	5	\$4,100	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Station 2+15</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Station 2+15</i>								
Not Accessible	10%							
Pile Caps								
Timber	45%	Now	\$361,400	LIFE	**	4	\$143,000	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Offshore Of Station 5+00 (From East)</i>								
<i>Explanation : Failed/collapsed</i>								
Timber	35%	4+	\$140,500	LIFE	**	4	\$111,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Station 0+00 To 5+00</i>								
Not Accessible	20%							
Piles and Bracing								
Timber	40%	Now	\$1,264,000	LIFE	**	4-5	\$72,500	
<i>Missing Pile, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Isolated Locations Station 0+00 To 5+00</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Offshore Of Station 5+00</i>								
<i>Explanation : Collapsed/Failed</i>								
Timber	15%			LIFE	**	4-5	\$27,200	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Not Accessible	45%							
Fender								
Buffer								
Rubber	95%			2036	**	4-5	\$45,700	
Rubber	5%	Now	\$9,000	2038	**	4-5	\$1,500	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Northeast End Of Pier</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**  
**BROOKLYN SANITATION GARAGE CONCRETE PIER**  
**Asset # : 1818**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	20%			2032	**	3	\$19,200	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : North Side Of Pier</i>						
Timber	10%	Now	\$42,100	2038	**	3	\$7,200	
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : North Side Of Pier</i>						
No Component	70%							
Wales and Chocks								
Timber	55%	Now	\$219,200	2038	**	4	\$54,800	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Station 0+00 To 2+80 On North Side And 2+85 To 9+00 On South Side</i>						
		<i>Explanation : Failed</i>						
Timber	15%			2032	**	4	\$14,900	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Southeast End Of Pier</i>						
No Component	30%							
Piles								
Timber	85%	Now	\$1,073,900	2038	**	4	\$39,100	
		<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Entire North Side Of Pier And Station 2+85 To 9+00 On South Side</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End</i>						
		<i>Explanation : Corrosion</i>						
Timber	10%			2032	**	4	\$4,600	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Southeast End Of Pier</i>						
Not Accessible	5%							

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : E. 91ST MARINE TRANSFER STATION BARGE DOCKS  
**Address** : 91ST ST. & EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0001.010 / 1840 **Yr Built/Renovated** : 1950 /  
**Area Sq Ft** : 20,900 **Project Type** : SANITATION  
**Date of Survey** : 09-Oct-2007 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1587 **Lot** : 27 **BIN** :

**CAPITAL**

**Total**

Importance Code

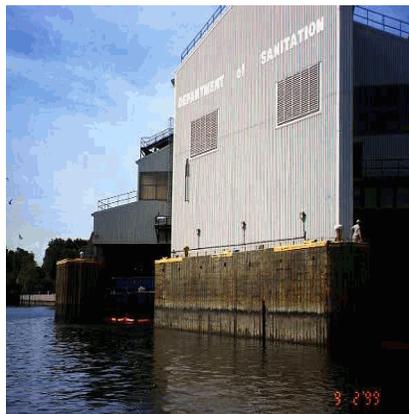
**Total**

**EXPENSE**

**Total**

Importance Code

**Total**



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

**DEPARTMENT OF SANITATION - 827**  
**E. 91ST MARINE TRANSFER STATION BARGE DOCKS**

**Asset # : 1840**

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Deck							
Under Construction	100%						
Firewalls							
Under Construction	100%						
Pile Caps							
Under Construction	100%						
Piles and Bracing							
Under Construction	100%						
Fender							
Facing							
Under Construction	100%						
Piles							
Under Construction	100%						
Deck Elements							
Railing							
Under Construction	100%						

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-EAST  
**Address** : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI1 / 4153 **Yr Built/Renovated** : 1948 /  
**Area Sq Ft** : 2,205 **Project Type** : SANITATION  
**Date of Survey** : 18-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$537,200	
<b>Total</b>	<b>\$537,200</b>	
Importance Code A	\$316,900	
Importance Code B	\$174,100	
Importance Code C	\$46,200	
<b>Total</b>	<b>\$537,200</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$44,600	\$7,300		
<b>Total</b>	<b>\$44,600</b>	<b>\$7,300</b>		
Importance Code A	\$16,400			
Importance Code B	\$28,200	\$7,300		
<b>Total</b>	<b>\$44,600</b>	<b>\$7,300</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 MOORING DOCK & CATWALK-EAST**

**Asset # : 4153**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	5%	Now	\$9,800	LIFE	**	5	\$500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	10%	0-2	\$19,600	LIFE	**	5	\$900	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	85%	4+	\$166,900	LIFE	**	5	\$7,900	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pile Caps								
Timber	20%	4+	\$13,100	LIFE	**	4	\$3,500	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	75%			LIFE	**	4	\$13,000	
Timber	5%	Now	\$3,300	LIFE	**	4	\$900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated From Impact</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near Mid-point Of Catwalk</i>								
<i>Explanation : Fire Damage</i>								
Piles and Bracing								
Timber	45%	4+	\$77,500	LIFE	**	4-5	\$4,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Timber	25%	Now	\$43,100	LIFE	**	4-5	\$2,500	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Near Mid-point Of Catwalk</i>								
<i>Explanation : Fire Damage</i>								
Not Accessible	30%							
Coping/Curb								
Timber	90%	4+	\$41,500	LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : This Is A Primary Structural Girder</i>								
<i>Explanation : Note</i>								
Timber	10%	Now	\$4,600	LIFE	**			
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First 50 Ft On North Side</i>								
Fender								

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

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

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

**DEPARTMENT OF SANITATION - 827  
FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-EAST**

**Asset # : 4153**

<b>Piers</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>Fender</b>								
<b>Piles</b>								
Steel	5%			2033	**	3-5	\$14,900	
<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Timber	10%	Now	\$48,500	2039	**	4	\$1,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	15%	4+	\$72,800	2033	**	4	\$2,700	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Timber	20%			2033	**	4	\$5,300	
No Component	50%							
<b>Deck Elements</b>								
<b>Railing</b>								
Timber	30%	4+	\$15,800	2019			\$31,700	
<i>Worn, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	20%	Now	\$10,600	2019			\$21,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Several Locations Throughout South Side</i>								
No Component	50%							

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

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

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

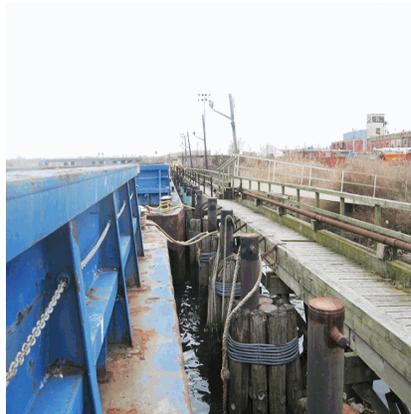
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-WEST  
**Address** : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI2 / 4154 **Yr Built/Renovated** : 1948 /  
**Area Sq Ft** : 3,020 **Project Type** : SANITATION  
**Date of Survey** : 18-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$748,100	\$94,100
<b>Total</b>	<b>\$748,100</b>	<b>\$94,100</b>
Importance Code A	\$365,800	
Importance Code B	\$382,400	\$94,100
<b>Total</b>	<b>\$748,100</b>	<b>\$94,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$35,000	\$8,700		\$1,600
<b>Total</b>	<b>\$35,000</b>	<b>\$8,700</b>		<b>\$1,600</b>
Importance Code A				
Importance Code B	\$35,000	\$8,700		\$1,600
<b>Total</b>	<b>\$35,000</b>	<b>\$8,700</b>		<b>\$1,600</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 MOORING DOCK & CATWALK-WEST**

**Asset # : 4154**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Deck								
Timber	5%	Now	\$13,400	LIFE	**	5	\$600	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
Timber	95%	4+	\$255,400	LIFE	**	5	\$12,100	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
Pile Caps								
Timber	30%	4+	\$27,000	LIFE	**	4	\$7,100	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
Timber	50%			LIFE	**	4	\$11,900	
Timber	5%	Now	\$4,500	LIFE	**	4	\$1,200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	15%	0-2	\$13,500	LIFE	**	4	\$3,600	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Piles and Bracing								
Timber	20%	4+	\$47,200	LIFE	**	4-5	\$2,700	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	2%	Now	\$4,700	LIFE	**	4-5	\$300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	38%			LIFE	**	4-5	\$5,100	
Not Accessible	40%							
Fender								
Facing								
Timber	15%	4+	\$86,600	2033	**	3	\$4,900	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
No Component	70%							
Not Accessible	15%							
Wales and Chocks								
Timber	30%			2033	**	4	\$20,500	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
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**  
**FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-WEST**  
**Asset # : 4154**

<b>Piers</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>Fender</b>								
<b>Piles</b>								
Steel	5%			2033	**	3-5	\$17,700	
<i>Corrosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Tops Of Piles</i>								
Timber	30%	Now	\$173,100	2039	**	4	\$6,300	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Isolated Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Not Accessible	15%							
<b>Deck Elements</b>								
<b>Railing</b>								
Steel	20%	2-4	\$28,200	2024	\$94,100			
<i>Buckling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	50%	4+	\$37,600	2019	\$37,600			
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	30%							
<b>Coping/Curb</b>								
Timber	70%	4+	\$44,200	LIFE	**			
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	25%			LIFE	**			
Timber	5%	Now	\$3,200	LIFE	**			
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated</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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : FRESH KILLS, PLANT #2 MOORING DK MOORING DOCK & CATWALKS  
**Address** : FRESH KILLS, STATEN ISLAND NORTH SIDE OF THE RIVER  
**Borough** : STATEN ISLAND Agency's Number : N/A  
**Program / Asset #** : DOS000B.SI4 / 4156 Yr Built/Renovated : 1948 /  
**Area Sq Ft** : 3,485 Project Type : SANITATION  
**Date of Survey** : 21-Mar-2013 Landmark Status : NONE  
**Areas Surveyed** :  
**Block** : 2685 Lot : 1 BIN :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Piers	\$493,200	
<b>Total</b>	<b>\$493,200</b>	
Importance Code A	\$68,300	
Importance Code B	\$425,000	
<b>Total</b>	<b>\$493,200</b>	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers	\$47,000			\$4,200
<b>Total</b>	<b>\$47,000</b>			<b>\$4,200</b>
Importance Code A				
Importance Code B	\$47,000			\$4,200
<b>Total</b>	<b>\$47,000</b>			<b>\$4,200</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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 MOORING DOCK & CATWALKS**  
**Asset # : 4156**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Timber	2%	Now	\$6,200	LIFE	**	5	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated</i>								
Timber	20%	2-4	\$62,100	LIFE	**	5	\$2,900	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	78%			LIFE	**	5	\$11,400	
<i>Aging, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pile Caps								
Timber	100%			LIFE	**	4	\$27,400	
Piles and Bracing								
Timber	100%			LIFE	**	4-5	\$15,600	
Fender								
Facing								
Timber	10%	Now	\$91,300	2039	**	3	\$3,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western End Of West Catwalk And Isolated Throughout</i>								
Timber	30%	2-4	\$274,000	2039	**	3	\$9,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Not Accessible	10%							
Wales and Chocks								
Timber	10%	Now	\$34,600	2039	**	4	\$4,300	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Exposed Sections</i>								
No Component	50%							
Not Accessible	40%							
Piles								
Timber	5%			2033	**	4	\$1,500	
Not Accessible	95%							
Deck Elements								
Railing								
Timber	20%	Now	\$11,900	2019			\$23,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated</i>								
Timber	30%			2017			\$35,700	
No Component	50%							
Coping/Curb								
Timber	100%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : FRESH KILLS, WEST MOORING DOCK & CATWALK  
**Address** : GREAT FRESH KILLS, STATEN ISLAND W. AND S. MOST CATWALK AREAS  
**Borough** : STATEN ISLAND                      **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI5 / 4157                      **Yr Built/Renovated** : 1948 /  
**Area Sq Ft** : 27,344                      **Project Type** : SANITATION  
**Date of Survey** : 21-Mar-2013                      **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900                      **Lot** : 100                      **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$3,273,900	\$259,100
<b>Total</b>	<b>\$3,273,900</b>	<b>\$259,100</b>
Importance Code A	\$1,463,100	\$168,100
Importance Code B	\$1,524,700	\$91,000
Importance Code C	\$286,200	
<b>Total</b>	<b>\$3,273,900</b>	<b>\$259,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$408,900	\$3,400	\$5,700	
<b>Total</b>	<b>\$408,900</b>	<b>\$3,400</b>	<b>\$5,700</b>	
Importance Code A				
Importance Code B	\$408,900	\$3,400	\$5,700	
<b>Total</b>	<b>\$408,900</b>	<b>\$3,400</b>	<b>\$5,700</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.

Maintenance \$ are aggregated over a ten-year period. Site 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, WEST MOORING DOCK & CATWALK**

**Asset # : 4157**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	2%	Now	\$48,700	LIFE	**	5	\$2,300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	48%	4+	\$701,100	LIFE	**	5	\$55,100	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	50%			LIFE	**	5	\$57,400	
Pile Caps								
Timber	2%	Now	\$16,300	LIFE	**	4	\$4,300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	20%	4+	\$162,900	LIFE	**	4	\$43,000	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	78%			LIFE	**	4	\$167,600	
Piles and Bracing								
Timber	5%	Now	\$106,800	LIFE	**	4-5	\$6,100	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	20%	4+	\$427,300	LIFE	**	4-5	\$24,500	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	35%			LIFE	**	4-5	\$42,900	
Not Accessible	40%							
Coping/Curb								
Timber	50%			LIFE	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : This Is A Primary Structural Girder</i>							
	<i>Explanation : Note</i>							
Timber	49%	4+	\$280,400	LIFE	**			
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Timber	1%	Now	\$5,700	LIFE	**			
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : One Location Between Two Southern Catwalks And One Location South Of Abandoned Floating Dock</i>							
Fender								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, WEST MOORING DOCK & CATWALK**

**Asset # : 4157**

<b>Piers</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>	
Fender								
Piles								
Steel	5%			2033	**	3-5	\$192,300	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Timber	10%	Now	\$376,100	2027	**	4	\$22,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	10%	4+	\$376,100	2027	**	4	\$22,800	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	5%			2027	**	4	\$11,400	
No Component	50%							
Not Accessible	20%							
Deck Elements								
Railing								
Timber	2%	Now	\$16,400	2017			\$27,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated</i>								
Timber	8%	2-4	\$65,400	2017			\$109,000	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	40%	4+	\$327,100	2017			\$545,100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	50%							

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

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

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

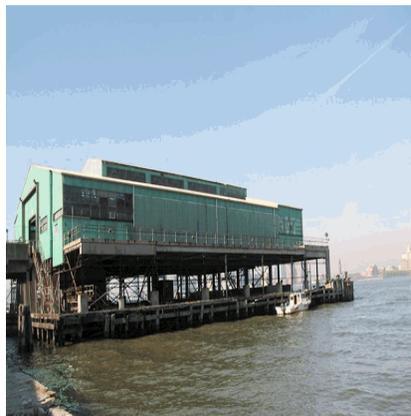
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : GANSEVOORT MARINE TRANSFER STA. BARGE DOCKS  
**Address** : GANSEVOORT ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0003.010 / 1842 **Yr Built/Renovated** : 1950 / 1990  
**Area Sq Ft** : 22,248 **Project Type** : SANITATION  
**Date of Survey** : 20-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 651 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$1,677,000	\$132,700
<b>Total</b>	<b>\$1,677,000</b>	<b>\$132,700</b>
Importance Code A	\$413,700	\$60,700
Importance Code B	\$1,263,300	\$72,000
<b>Total</b>	<b>\$1,677,000</b>	<b>\$132,700</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$54,500			\$14,100
<b>Total</b>	<b>\$54,500</b>			<b>\$14,100</b>
Importance Code A	\$25,500			
Importance Code B	\$1,000			\$14,100
Importance Code C	\$27,900			
<b>Total</b>	<b>\$54,500</b>			<b>\$14,100</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.

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

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

**DEPARTMENT OF SANITATION - 827**  
**GANSEVOORT MARINE TRANSFER STA. BARGE DOCKS**

**Asset # : 1842**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	2%	Now	\$25,500	LIFE	**	5	\$800	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Northwest End</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Random</i>								
Concrete	3%			LIFE	**	5	\$1,200	
Timber	15%	Now	\$178,300	LIFE	**	5	\$14,000	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	15%	4+	\$148,500	LIFE	**	5	\$14,000	
<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	35%			LIFE	**	5	\$32,700	
No Component	30%							
Pile Caps								
Timber	10%			LIFE	**	4	\$17,500	
Not Accessible	90%							
Piles and Bracing								
Timber	5%	4+	\$86,900	LIFE	**	4-5	\$5,000	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Mlw</i>								
Timber	5%			LIFE	**	4-5	\$5,000	
Not Accessible	90%							
Coping/Curb								
Timber	10%	Now	\$9,300	LIFE	**			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	20%	4+	\$18,600	LIFE	**			
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	70%			LIFE	**			
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**  
**GANSEVOORT MARINE TRANSFER STA. BARGE DOCKS**

**Asset # : 1842**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	50%	Now	\$530,200	2038	**	3	\$30,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Berthing Area</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Berthing Area</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Berthing Area</i>								
Timber	15%	4+	\$159,100	2032	**	3	\$9,100	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	5%			2032	**	3	\$4,000	
No Component	30%							
Wales and Chocks								
Timber	25%	Now	\$167,200	2038	**	4	\$20,900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	5%	4+	\$16,700	2032	**	4	\$4,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	70%							
Piles								
Timber	25%	Now	\$265,100	2038	**	4	\$9,700	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	5%	4+	\$53,000	2038	**	4	\$1,900	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	70%							
Deck Elements								
Railing								
Steel	5%	4+	\$72,000	2023	\$72,000			
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose Connections, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	95%							

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : GREENPOINT MARINE TRANSFER STA. BARGE DOCKS  
**Address** : N. HENRY ST. & NEWTON CREEK  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0007.010 / 1819 **Yr Built/Renovated** :  
**Area Sq Ft** : 22,248 **Project Type** : SANITATION  
**Date of Survey** : 22-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2508 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$34,900	\$11,100		\$400
<b>Total</b>	<b>\$34,900</b>	<b>\$11,100</b>		<b>\$400</b>
Importance Code A				
Importance Code B	\$34,900	\$11,100		\$400
<b>Total</b>	<b>\$34,900</b>	<b>\$11,100</b>		<b>\$400</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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**

<b>Piers</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>Structural</b>								
<b>Deck</b>								
Concrete	5%			LIFE	**	5	\$2,100	
Timber	30%			LIFE	**	5	\$28,000	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Walkways Throughout</i>								
No Component	20%							
Not Accessible	45%							
<b>Pile Caps</b>								
Concrete	10%			LIFE	**	5	\$200	
Timber	20%			LIFE	**	4	\$35,000	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
Not Accessible	70%							
<b>Piles and Bracing</b>								
Timber	10%			LIFE	**	4-5	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Mhw Elevation</i>								
<i>Explanation : Checking</i>								
Not Accessible	90%							
<b>Fender</b>								
<b>Buffer</b>								
Rubber	5%			2037	**	4-5	\$2,000	
No Component	95%							
<b>Facing</b>								
Timber	63%			2033	**	3	\$33,200	
Timber	2%	Now	\$15,400	2039	**	3	\$1,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At North Side Of West Face Of Facility</i>								
No Component	15%							
Not Accessible	20%							
<b>Piles</b>								
Timber	12%			2033	**	4	\$6,000	
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Above Mlw Elevation</i>								
Timber	3%	Now	\$16,600	2039	**	4	\$1,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Offshore Mooring/ Berthing Dolphins</i>								
No Component	75%							
Not Accessible	10%							
<b>Deck Elements</b>								
<b>Railing</b>								
Steel	20%			2022				
No Component	80%							

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

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

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

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

**Asset # : 1819**

<b>Piers</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>

Deck Elements

Coping/Curb

Timber

100%

LIFE

\* \*

*Rotting/Splitting, Extent : Moderate, Area Affected : 5%*

*Location : Along West Side Of Facility*

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : HAMILTON AVENUE MTS BARGE DOCKS  
**Address** : HAMILTON AVE & GOWANUS BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.010 / 2873 **Yr Built/Renovated** :  
**Area Sq Ft** : 40,086 **Project Type** : SANITATION  
**Date of Survey** : 29-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 2 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$79,300	\$37,300
<b>Total</b>	<b>\$79,300</b>	<b>\$37,300</b>
Importance Code A		\$37,300
Importance Code B	\$79,300	
<b>Total</b>	<b>\$79,300</b>	<b>\$37,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$13,200	\$3,200	\$12,100	\$19,700
<b>Total</b>	<b>\$13,200</b>	<b>\$3,200</b>	<b>\$12,100</b>	<b>\$19,700</b>
Importance Code B	\$13,200	\$3,200	\$12,100	\$19,700
<b>Total</b>	<b>\$13,200</b>	<b>\$3,200</b>	<b>\$12,100</b>	<b>\$19,700</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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**  
**Asset # : 2873**

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Deck							
Concrete	50%			LIFE	**	5	\$37,300
			<i>Cracking, Extent : Light, Area Affected : 2%</i>				
			<i>Location : Throughout</i>				
			<i>Spalling, Extent : Light, Area Affected : 2%</i>				
			<i>Location : Throughout</i>				
Not Accessible	50%						
Pile Caps							
Not Accessible	100%						
Piles and Bracing							
Not Accessible	100%						
Coping/Curb							
Timber	100%			LIFE	**		
Fender							
Buffer							
Rubber	15%			2028	**	4-5	\$9,100
No Component	85%						
Facing							
Timber	10%	4+	\$13,200	2028	**	3	\$9,000
			<i>Worn, Extent : Moderate, Area Affected : 20%</i>				
			<i>Location : Throughout</i>				
Timber	40%			2028	**	3	\$36,200
Not Accessible	50%						
Wales and Chocks							
Timber	20%			2028	**	4	\$25,000
Not Accessible	80%						
Piles							
Timber	10%			2028	**	4	\$5,800
Timber	5%	4+	\$79,300	2034	**	4	\$2,900
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>				
			<i>Location : Throughout</i>				
Not Accessible	85%						

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA. BARGE DOCKS  
**Address** : FLUSHING BAY BET 30TH & 31ST AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0010.010 / 1805 **Yr Built/Renovated** :  
**Area Sq Ft** : 22,248 **Project Type** : SANITATION  
**Date of Survey** : 28-Oct-2004 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4346 **Lot** : 75 **BIN** :

**CAPITAL**

**Total**  
 Importance Code  
**Total**

**EXPENSE**

**Total**  
 Importance Code  
**Total**



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

**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA. BARGE DOCKS**

**Asset # : 1805**

Piers System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Deck							
Under Construction	100%						
Deck Surface							
Under Construction	100%						
Firewalls							
Under Construction	100%						
Pile Caps							
Under Construction	100%						
Piles and Bracing							
Under Construction	100%						
Fender							
Buffer							
Under Construction	100%						
Facing							
Under Construction	100%						
Wales and Chocks							
Under Construction	100%						
Piles							
Under Construction	100%						

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

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

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

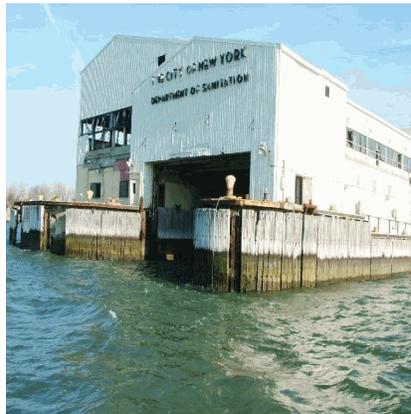
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS  
**Address** : BAY 41ST ST. AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0008.010 / 1820 **Yr Built/Renovated** :  
**Area Sq Ft** : 16,564 **Project Type** : SANITATION  
**Date of Survey** : 19-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6943 **Lot** : 30 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$568,000	
<b>Total</b>	<b>\$568,000</b>	
Importance Code B	\$568,000	
<b>Total</b>	<b>\$568,000</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$6,100			\$12,100
<b>Total</b>	<b>\$6,100</b>			<b>\$12,100</b>
Importance Code A				
Importance Code B	\$6,100			\$12,100
<b>Total</b>	<b>\$6,100</b>			<b>\$12,100</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.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS**

**Asset # : 1820**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	30%			LIFE	**	5	\$9,300	
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout Concrete Access Walkways</i>						
Not Accessible	70%							
Pile Caps								
Concrete	2%			LIFE	**	5		
Not Accessible	98%							
Piles and Bracing								
Not Accessible	100%							
Fender								
Facing								
Timber	20%	Now	\$206,600	2038	**	3	\$7,100	
		<i>Broken, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : Throughout Interior Of Bay And At Offshore</i>						
		<i>Missing Part, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Throughout Interior Bay And At Offshore</i>						
Timber	35%	2-4	\$361,500	2038	**	3	\$12,400	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Worn, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Splash Zone</i>						
Timber	45%			2032	**	3	\$21,200	
Wales and Chocks								
Steel	5%			2032	**	3-5	\$2,400	
		<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Splash Zone</i>						
Not Accessible	95%							
Deck Elements								
Coping/Curb								
Timber	50%			LIFE	**			
		<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
No Component	50%							

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : SANITATION GARAGE BKLYN 10 & 7 TIMBER PILE SUPPORTED PLATFORM  
**Address** : NORTH SIDE OF DOS FACILITY #1821 @ FOOT OF 51ST STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.000 / 14149 **Yr Built/Renovated** :  
**Area Sq Ft** : 9,850 **Project Type** : SANITATION  
**Date of Survey** : 22-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Piers	\$1,221,400	
<b>Total</b>	<b>\$1,221,400</b>	
Importance Code A	\$747,300	
Importance Code B	\$474,100	
<b>Total</b>	<b>\$1,221,400</b>	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers				
<b>Total</b>				
Importance Code A				
Importance Code B				
<b>Total</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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 & 7 TIMBER PILE SUPPORTED PLATFORM**  
**Asset # : 14149**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	25%	Now	\$141,100	LIFE	**	5	\$4,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Concrete	55%	4+	\$93,200	LIFE	**	5	\$10,100	
<i>Cracking, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Not Accessible	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Fill</i>								
Pile Caps								
Timber	35%	4+	\$85,600	LIFE	**	4	\$27,100	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	50%			LIFE	**	4	\$38,700	
Timber	15%	Now	\$73,400	LIFE	**	4	\$11,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Piles and Bracing								
Timber	35%	4+	\$161,600	LIFE	**	4-5	\$15,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	20%			LIFE	**	4-5	\$8,800	
Timber	25%	Now	\$192,400	LIFE	**	4-5	\$11,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Not Accessible	20%							
Fender								
Wales and Chocks								
Timber	65%	Now	\$73,400	2039	**	4	\$18,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	35%	4+	\$39,500	2037	**	4	\$9,900	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Piles								
Timber	65%	Now	\$232,700	2039	**	4	\$8,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapse At West End Of Asset And Throughout</i>								
Timber	15%	2-4	\$16,100	2037	**	4	\$2,000	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	20%							
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**  
**SANITATION GARAGE BKLYN 10 & 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
Deck Elements								
Coping/Curb								
Timber	65%	4+	\$40,200	LIFE		* *		
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	35%	Now	\$72,200	LIFE		* *		
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Broken At Collapse And Missing Along West</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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : W. 135TH MARINE TRANSFER STATION BARGE DOCKS  
**Address** : 135TH ST & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0002.010 / 1841 **Yr Built/Renovated** :  
**Area Sq Ft** : 22,248 **Project Type** : SANITATION  
**Date of Survey** : 05-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2101 **Lot** : 120 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$35,300	\$65,400
<b>Total</b>	<b>\$35,300</b>	<b>\$65,400</b>
Importance Code A		\$65,400
Importance Code B	\$35,300	
<b>Total</b>	<b>\$35,300</b>	<b>\$65,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$50,900	\$7,700		\$400
<b>Total</b>	<b>\$50,900</b>	<b>\$7,700</b>		<b>\$400</b>
Importance Code A				
Importance Code B	\$50,900	\$7,700		\$400
<b>Total</b>	<b>\$50,900</b>	<b>\$7,700</b>		<b>\$400</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.

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 135TH MARINE TRANSFER STATION BARGE DOCKS**

**Asset # : 1841**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	20%			LIFE	**	5	\$8,300	
Timber	70%			LIFE	**	5	\$65,400	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Pile Caps								
Concrete	10%			LIFE	**	5	\$200	
Timber	15%			LIFE	**	4	\$26,200	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Random</i>								
Not Accessible	75%							
Piles and Bracing								
Timber	5%			LIFE	**	4-5	\$5,000	
Not Accessible	95%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Wraps On The Majority Of Accessible Piles</i>								
Fender								
Buffer								
Rubber	7%			2037	**	4-5	\$3,200	
No Component	90%							
Not Accessible	3%							
Facing								
Timber	38%			2033	**	3	\$23,000	
Timber	2%	Now	\$35,300	2039	**	3	\$1,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Not Accessible	50%							
Wales and Chocks								
Timber	10%	4+	\$26,800	2039	**	4	\$8,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Random</i>								
No Component	90%							
Piles								
Timber	8%			2033	**	4	\$4,600	
Timber	2%	Now	\$21,200	2039	**	4	\$800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
Not Accessible	10%							
Deck Elements								
Coping/Curb								
Timber	100%			LIFE	**			

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : W. 59TH ST. MARINE TRANSFER STA. W. 59TH STREET, NORTH PIER  
**Address** : 59TH ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0004.010 / 1843 **Yr Built/Renovated** :  
**Area Sq Ft** : 49,400 **Project Type** : SANITATION  
**Date of Survey** : 20-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 99 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$626,500	\$163,800
<b>Total</b>	<b>\$626,500</b>	<b>\$163,800</b>
Importance Code A	\$46,200	\$163,800
Importance Code B	\$580,300	
<b>Total</b>	<b>\$626,500</b>	<b>\$163,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$40,400		\$2,100	\$31,000
<b>Total</b>	<b>\$40,400</b>		<b>\$2,100</b>	<b>\$31,000</b>
Importance Code A	\$24,500		\$2,100	
Importance Code B	\$15,800			\$31,000
<b>Total</b>	<b>\$40,400</b>		<b>\$2,100</b>	<b>\$31,000</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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. W. 59TH STREET, NORTH PIER**  
**Asset # : 1843**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	65%			LIFE	**	5	\$59,800	
Steel	2%	Now	\$44,000	2028	**	5	\$4,100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northeast Corner And South End</i>								
<i>Explanation : Missing Element</i>								
Steel	2%	0-2	\$2,200	2024	\$44,000	5	\$4,100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Loose Connection</i>								
Steel	1%			2024	\$22,000	5	\$4,100	
No Component	30%							
Pile Caps								
Concrete	5%			LIFE	**	5	\$200	
Timber	1%	4+	\$24,500	LIFE	**	4	\$3,900	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Timber	4%			LIFE	**	4	\$15,500	
Not Accessible	90%							
Piles and Bracing								
Steel	5%			LIFE	**	5	\$38,000	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Splash Zone</i>								
Timber	5%			LIFE	**	4-5	\$11,100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Not Accessible	90%							
Fender								
Buffer								
Rubber	60%			2032	**	4-5	\$26,100	
No Component	40%							
Facing								
Timber	10%	2-4	\$114,300	2038	**	3	\$6,500	
<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South End</i>								
Timber	30%			2032	**	3	\$26,100	
No Component	50%							
Not Accessible	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.

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA. W. 59TH STREET, NORTH PIER**  
**Asset # : 1843**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Wales and Chocks								
Timber	20%	Now	\$144,200	2038	**	4	\$18,000	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ne Corner, Se Corner, Station 6+00 - 6+20 From Ne Corner</i>								
Timber	5%	0-2	\$36,100	2038	**	4	\$4,500	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Station 620 - 680 From Northeast Corner</i>								
Timber	25%			2032	**	4	\$22,500	
Not Accessible	50%							
Piles								
Timber	25%	Now	\$285,700	2038	**	4	\$10,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ne Corner</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West End</i>								
Timber	35%			2032	**	4	\$14,600	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	80%			2021				
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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : W. 59TH ST. MTS W. 59TH ST. SOUTH PIER  
**Address** : W. 59TH ST. & 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** : 20-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 25 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Piers	\$132,100	
<b>Total</b>	<b>\$132,100</b>	
Importance Code B	\$132,100	
<b>Total</b>	<b>\$132,100</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Piers	\$7,800		\$1,000	\$21,500
<b>Total</b>	<b>\$7,800</b>		<b>\$1,000</b>	<b>\$21,500</b>
Importance Code A	\$400		\$1,000	
Importance Code B	\$7,400			\$21,500
<b>Total</b>	<b>\$7,800</b>		<b>\$1,000</b>	<b>\$21,500</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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. MTS W. 59TH ST. 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)	Estimated Cost	
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	3%			2024	\$10,800	5	\$2,000	
Steel	2%	0-2	\$400	2024	\$7,200	5	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Loose Connection</i>						
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%			2032	**	4-5	\$9,200	
No Component	55%							
Facing								
Timber	40%			2032	**	3	\$16,400	
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
No Component	50%							
Not Accessible	10%							
Wales and Chocks								
Timber	15%	Now	\$51,100	2038	**	4	\$6,400	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : South end</i>						
Timber	55%			2032	**	4	\$23,400	
Not Accessible	30%							
Piles								
Timber	15%	Now	\$81,000	2038	**	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%			2032	**	4	\$8,800	
Not Accessible	40%							

## Deck Elements

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

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

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

**DEPARTMENT OF SANITATION - 827  
W. 59TH ST. MTS W. 59TH ST. SOUTH PIER  
Asset # : 2857**

Piers System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Deck Elements Coping/Curb Timber	100%			LIFE		* *	

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

Asset Name : BULKHEAD  
 Address : 91ST ST. & EAST RIVER  
 Borough : MANHATTAN Agency's Number : N/A  
 Program / Asset # : DOS000B.MH1 / 1827 Yr Built/Renovated :  
 Linear Ft : 257 Project Type : SANITATION  
 Date of Survey : 09-Oct-2007 Landmark Status : NONE  
 Areas Surveyed :  
 Block : 1587 Lot : 27 BIN :

**CAPITAL**

Total  
 Importance Code  
 Total

**EXPENSE**

Total  
 Importance Code  
 Total



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

**DEPARTMENT OF SANITATION - 827**

**BULKHEAD**

**Asset # : 1827**

<b>Bulkheads</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>Structural</b>								
Relieving Platform Top								
Under Construction	100%							
<hr/>								
Piles and Bracing								
Under Construction	100%							
<hr/>								
<b>Backfill</b>								
<b>Fill</b>								
Under Construction	100%							
<hr/>								
<b>Surface</b>								
Under Construction	100%							
<hr/>								
<b>Fender</b>								
<b>Facing</b>								
Under Construction	100%							
<hr/>								

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

*Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : BULKHEAD  
**Address** : 135TH ST. & 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** : 28-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2101 **Lot** : 120 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$38,600	
<b>Total</b>	<b>\$38,600</b>	
Importance Code A	\$38,600	
<b>Total</b>	<b>\$38,600</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$2,400			\$1,100
<b>Total</b>	<b>\$2,400</b>			<b>\$1,100</b>
Importance Code A	\$2,400			
Importance Code B				\$1,100
Importance Code C				
<b>Total</b>	<b>\$2,400</b>			<b>\$1,100</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.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

## DEPARTMENT OF SANITATION - 827

## BULKHEAD

Asset # : 1828

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
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		
			<i>Cracking, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : At South End</i>					
			<i>Explanation : Gravity Wall At South End</i>					
No Component	95%							
Revetment								
Stone	70%			LIFE	**	5	\$900	
No Component	30%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : North End</i>					
			<i>Explanation : Natural Shoreline</i>					
Sheet Piles								
Steel	65%			LIFE	**			
Steel	30%	4+	\$38,600	LIFE	**			
			<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Tidal Zone</i>					
			<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Tidal Zone</i>					
No Component	5%							
Pile Caps								
Concrete	95%			LIFE	**	5	\$600	
			<i>Cracking, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Concrete	5%	4+	\$2,400	LIFE	**	5		
			<i>Spalling, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Backfill								
Fill								
Not Accessible	100%							
Surface								
Brick Pavers	90%			2040	**	5	\$2,300	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Behind Steel Sheet Pile Wall</i>					
			<i>Explanation : Settlement</i>					
No Component	10%							

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : BULKHEAD  
**Address** : GANESVOORT ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.MH3 / 1829 **Yr Built/Renovated** :  
**Linear Ft** : 450 **Project Type** : SANITATION  
**Date of Survey** : 20-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 651 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$495,800	
<b>Total</b>	<b>\$495,800</b>	
Importance Code A	\$327,300	
Importance Code B	\$129,300	
Importance Code C	\$39,200	
<b>Total</b>	<b>\$495,800</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$22,900	\$300		
<b>Total</b>	<b>\$22,900</b>	<b>\$300</b>		
Importance Code A				
Importance Code B	\$22,900	\$300		
Importance Code C				
<b>Total</b>	<b>\$22,900</b>	<b>\$300</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. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF SANITATION - 827

## BULKHEAD

Asset # : 1829

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	Priority
Structural								
Relieving Platform Top								
Concrete	35%	Now	\$260,400	LIFE	**	5	\$600	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South End Of Bulkhead</i>								
Concrete	30%	4+	\$67,000	LIFE	**	5	\$500	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North End Of Bulkhead</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete	25%			LIFE	**	5	\$400	
Not Accessible	10%							
Coping/Curb								
Concrete	20%	Now	\$30,200	LIFE	**	5	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete	20%	4+	\$9,000	LIFE	**	5	\$100	
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete	60%			LIFE	**	5	\$300	
Piles and Bracing								
Not Accessible	100%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	5%	4+	\$2,000	2038	**	5	\$100	
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Asphalt	10%			2032	**	5	\$500	
Cobblestone	30%	Now	\$80,800	2043	**	5	\$1,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Missing/ Broken</i>								
Cobblestone	30%	4+	\$48,500	2043	**	5	\$1,000	
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Cobblestone	10%			2043	**	5	\$700	
Concrete	10%	Now	\$15,900	2038	**	5	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete	5%	4+	\$4,800	2032	**	5	\$100	
<i>Cracking, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : BULKHEAD  
**Address** : 59TH ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.MH4 / 1830 **Yr Built/Renovated** :  
**Linear Ft** : 250 **Project Type** : SANITATION  
**Date of Survey** : 20-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 99 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$143,400	
<b>Total</b>	<b>\$143,400</b>	
Importance Code A	\$62,000	
Importance Code B	\$81,500	
<b>Total</b>	<b>\$143,400</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$60,200			
<b>Total</b>	<b>\$60,200</b>			
Importance Code A	\$5,400			
Importance Code B	\$54,800			
<b>Total</b>	<b>\$60,200</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. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

## DEPARTMENT OF SANITATION - 827

## BULKHEAD

Asset # : 1830

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								
Relieving Platform Top Concrete	75%	4+	\$62,000	LIFE	**	5	\$700	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Erosion, Extent : Light, Area Affected : 10%</i>							
	<i>Location : In Tidal Zone</i>							
No Component	25%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : No Component At Pier Location.</i>							
Piles and Bracing								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Relieving Platform Piles Underwater And Inaccessible.</i>							
Lowlevel Pile Caps								
Timber	5%	4+	\$5,400	LIFE	**			
	<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	75%			2032	**	5	\$2,100	
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Minor Cracking</i>							
Concrete	25%			2032	**	5	\$700	
	<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
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

## BULKHEAD

Asset # : 1830

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	
Fender								
Piles								
Timber	55%	Now	\$25,300	2038	**	4	\$3,300	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Above Mlw</i>							
	<i>Missing Pile, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Above Mlw</i>							
No Component	25%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : No Component At Pier Location.</i>							
Not Accessible	20%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Not Accessible Below Water.</i>							
Wales and Chocks								
Timber	75%	Now	\$81,500	2038	**	4	\$10,200	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
No Component	25%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : No Component At Pier Location.</i>							
Deck Elements								
Railing								
Timber	75%			2017	\$28,100			
No Component	25%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : No Component At Pier Location.</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.

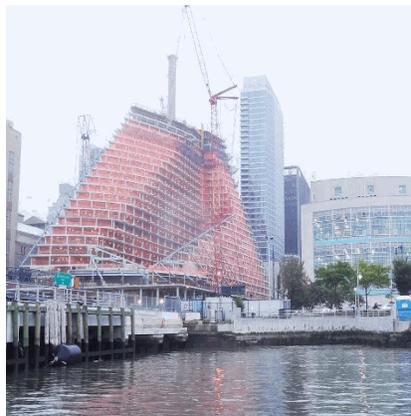
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : BULKHEAD, PIER 97  
**Address** : HUDSON RIVER, SOUTH OF BOW NOTCH TO W 58TH ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.027 / 4159 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 451 **Project Type** : SANITATION  
**Date of Survey** : 01-Oct-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 26 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$66,300	\$84,300
<b>Total</b>	<b>\$66,300</b>	<b>\$84,300</b>
Importance Code A	\$66,300	
Importance Code B		\$84,300
<b>Total</b>	<b>\$66,300</b>	<b>\$84,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$17,600			
<b>Total</b>	<b>\$17,600</b>			
Importance Code A	\$17,600			
<b>Total</b>	<b>\$17,600</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. Maintenance \$ are aggregated over a ten-year period. Site 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, PIER 97**  
**Asset # : 4159**

<b>Bulkheads</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>Structural</b>								
Coping/Curb								
No Component	55%							
Under Construction	45%							
<b>Gravity Wall</b>								
Concrete	20%			LIFE		**	5-10	\$700
			<i>Cracking, Extent : Light, Area Affected : 75%</i>					
			<i>Location : Bow Notch Face</i>					
			<i>Erosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Tidal Zone In Bow Notch</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Patch Repairs In Bow Notch Tidal Zone 2014</i>					
Stone	45%			LIFE		**	5	\$34,400
Stone	5%	4+	\$66,300	LIFE		**	5	\$1,900
			<i>Displaced Elements, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Midway Between Piers 97 And 98</i>					
			<i>Missing Block Seal, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Not Accessible	30%							
<b>Backfill</b>								
Fill								
Not Accessible	100%							
<b>Surface</b>								
Stone	20%			2035		**	10	
Under Construction	80%							
<b>Deck Elements</b>								
Railing								
Steel	20%			2025	\$84,300			
Under Construction	80%							

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

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

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

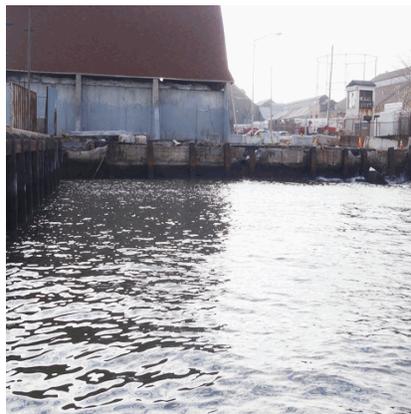
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL  
**Address** : 52ND ST. & GOWANUS BAY FOOT OF CONCRETE PIER  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN1 / 1821 **Yr Built/Renovated** :  
**Linear Ft** : 585 **Project Type** : SANITATION  
**Date of Survey** : 05-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 803 **Lot** : 5 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$354,600	
<b>Total</b>	<b>\$354,600</b>	
Importance Code A	\$315,900	
Importance Code B	\$38,700	
<b>Total</b>	<b>\$354,600</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$18,800	\$100		
<b>Total</b>	<b>\$18,800</b>	<b>\$100</b>		
Importance Code A				
Importance Code B	\$18,800	\$100		
Importance Code C				
<b>Total</b>	<b>\$18,800</b>	<b>\$100</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.

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

<b>Bulkheads</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>Structural</b>								
Gravity Wall Concrete	20%	Now	\$184,400	LIFE	**	5	\$500	
			<i>Cracking, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : Throughout</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Above Tidal Zone</i>					
			<i>Spalling, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : In Tidal Zone</i>					
No Component	70%							
Not Accessible	10%							
<b>Revetment</b>								
Stone	10%			LIFE	**	5	\$400	
			<i>Settlement, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Near Top Of Slope</i>					
No Component	90%							
<b>Sheet Piles</b>								
Timber	30%	4+	\$131,500	LIFE	**	4	\$3,300	
			<i>Displaced Elements, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Above Mean Low Water Elevation</i>					
No Component	40%							
Not Accessible	30%							
<b>Wales</b>								
Not Accessible	100%							
<b>Backfill</b>								
<b>Fill</b>								
Topsoil	10%	Now	\$12,300	2063	**			
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Inshore Of Grav Wall And Along Timber Bulkhead, Sta.0+00 To Sta. 0+10 And Sta. 0+45 To Sta. 1+00</i>					
			<i>Explanation : Sinkholes</i>					
Not Accessible	90%							
<b>Surface</b>								
Asphalt	50%	Now	\$25,800	2038	**	5	\$1,700	
			<i>Settlement, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Sinkholes At Inshore Of Grav. Wall And Along Timber Bulkhead</i>					
Asphalt	10%			2032	**	5	\$700	
			<i>Cracking, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Isolated Throughout</i>					
Asphalt	25%	0-2	\$12,900	2038	**	5	\$800	
			<i>Settlement, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Along Timber Bulkhead</i>					
Not Accessible	15%							
<b>Deck Elements</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.

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

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
Deck Elements								
Railing								
Fencing	70%			2027	* *	3	\$200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Fencing Along Timber Bulkhead</i>								
Fencing	20%	0-2	\$6,200	2028	* *	3		
<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inshore Of Sinkholes At Gravity Wall And East End Of Timber Bulkhead</i>								
No Component	10%							

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 & 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** : 18-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$701,700	
<b>Total</b>	<b>\$701,700</b>	
Importance Code B	\$516,400	
Importance Code C	\$185,300	
<b>Total</b>	<b>\$701,700</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$14,600		\$600	\$5,900
<b>Total</b>	<b>\$14,600</b>		<b>\$600</b>	<b>\$5,900</b>
Importance Code B	\$14,600		\$600	\$5,900
<b>Total</b>	<b>\$14,600</b>		<b>\$600</b>	<b>\$5,900</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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 & PAD #2**  
**Asset # : 1804**

<b>Bulkheads</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>Structural</b>								
<b>Coping/Curb</b>								
Steel	30%	4+	\$42,800	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	15%			LIFE		**		
Steel	50%	Now	\$142,600	LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western Half</i>								
<i>Explanation : Broken And Displaced</i>								
No Component	5%							
<b>Sheet Piles</b>								
Steel	5%			LIFE		**		
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
<b>Backfill</b>								
<b>Fill</b>								
Topsoil	10%	Now	\$6,300	2064		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 250 Ft From East And Throughout Along Edge Of Coping</i>								
<i>Explanation : Sinkhole</i>								
Not Accessible	90%							
<b>Surface</b>								
Asphalt	20%			2027		**	5	\$2,300
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete	10%			2027		**	5	\$1,100
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gravel	5%			2027		**	2-5	\$200
Topsoil	10%	Now	\$5,300	2024	\$5,300		5	\$200
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Face</i>								
Topsoil	55%			2022	\$29,000		5	\$2,600
<b>Fender</b>								
<b>Facing</b>								
Timber	10%	4+	\$114,800	2039		**	3	\$3,900
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	35%	Now	\$401,600	2039		**	3	\$13,800
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout But Primarily On The Western Half</i>								
No Component	5%							
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**  
**FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 & PAD #2**  
**Asset # : 1804**

<b>Bulkheads</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>	
Fender								
Piles								
Timber	5%			2027	**	4	\$1,200	
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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 21-Mar-2013 Landmark Status : NONE  
**Areas Surveyed** :  
**Block** : 2685 Lot : 1 BIN :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$1,142,600	
<b>Total</b>	<b>\$1,142,600</b>	
Importance Code A	\$639,000	
Importance Code B	\$441,000	
Importance Code C	\$62,600	
<b>Total</b>	<b>\$1,142,600</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$29,600			\$5,000
<b>Total</b>	<b>\$29,600</b>			<b>\$5,000</b>
Importance Code B	\$29,600			\$5,000
<b>Total</b>	<b>\$29,600</b>			<b>\$5,000</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.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD**  
**Asset # : 4155**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Steel	20%	4+	\$31,300	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	60%			LIFE		**		
Steel	20%	Now	\$31,300	LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 100 Ft</i>								
<i>Explanation : Displaced Due To Impact</i>								
Sheet Piles								
Steel	20%	4+	\$639,000	LIFE		**		
<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 115 Ft</i>								
Not Accessible	80%							
Backfill								
Fill								
Topsoil	20%	Now	\$23,100	2064		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 115 Ft</i>								
<i>Explanation : Sinkhole With Loss Of Fill Behind Sheeting, 8 Ft Deep</i>								
Not Accessible	80%							
Surface								
Concrete	40%			2027		**	5	\$2,500
Concrete	20%			2027		**	5	\$1,300
Topsoil	15%	Now	\$4,300	2024	\$4,300		5	\$200
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 115 Ft</i>								
<i>Explanation : Sinkhole, 8ft Deep, Behind Sheeting</i>								
Topsoil	25%			2022	\$7,200		5	\$600
Fender								
Facing								
Timber	20%	Now	\$126,000	2039		**	3	\$4,300
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 50 Ft And Throughout</i>								
Timber	50%	4+	\$315,000	2039		**	3	\$10,800
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	5%							
Not Accessible	25%							
Wales and Chocks								
Not Accessible	100%							

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

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

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

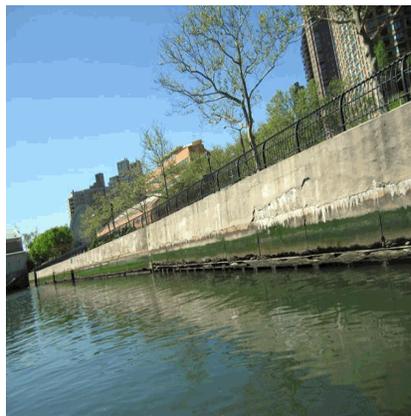
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**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** : 04-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1587 **Lot** : 27 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$640,300	
<b>Total</b>	<b>\$640,300</b>	
Importance Code A	\$230,800	
Importance Code B	\$409,500	
<b>Total</b>	<b>\$640,300</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$34,200		\$1,300	\$16,900
<b>Total</b>	<b>\$34,200</b>		<b>\$1,300</b>	<b>\$16,900</b>
Importance Code A	\$26,000			
Importance Code B	\$8,200		\$1,300	\$16,900
<b>Total</b>	<b>\$34,200</b>		<b>\$1,300</b>	<b>\$16,900</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. Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
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	80%	4+	\$142,000	LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Erosion, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Bottom Of Stone Facing Panels Full Length Of Wall</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Explanation : Surface Scale/spall</i>								
Concrete/Stone	10%	4+	\$88,800	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stone Panels At Dep Outfalls Stations 1+90, 2+10, 2+50, 3+00, And 3+40 (from North)</i>								
Not Accessible	10%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	2-4	\$26,000	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Outboard End</i>								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	30%			2034		**	5	\$1,500
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offset 3ft From Outboard Face Sta 0+00 To 1+00 (from North)</i>								
Topsoil	70%			2020	\$16,100		5	\$1,400
Fender								
Facing								
Timber	10%			2034		**	3	\$1,700
No Component	90%							
Deck Elements								
Railing								
Steel	100%	4+	\$8,200	2020	\$409,500			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
<i>Explanation : Coating Loss</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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA. REVETMENT  
**Address** : 31 AVE. & 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** : 530 **Project Type** : SANITATION  
**Date of Survey** : 28-Oct-2004 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4377 **Lot** : 1 **BIN** :

**CAPITAL**

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**Total**

Importance Code

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**Total**

**EXPENSE**

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**Total**

Importance Code

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**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**  
**NORTH SHORE MARINE TRANSFER STA. REVETMENT**

**Asset # : 1831**

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Structural</b>							
Relieving Platform Top Under Construction	100%						
Coping/Curb Under Construction	100%						
Gravity Wall Under Construction	100%						
Pile Supported Wall Under Construction	100%						
Piles and Bracing Under Construction	100%						
Revetment Under Construction	100%						
Sheet Piles Under Construction	100%						
Wales Under Construction	100%						
<b>Backfill</b>							
Fill Under Construction	100%						
Surface Under Construction	100%						
<b>Fender</b>							
Buffer Under Construction	100%						
Facing Under Construction	100%						
Piles Under Construction	100%						
Wales and Chocks Under Construction	100%						

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

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

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

Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : **REVETMENT - RIPRAP BULKHEAD**  
**Address** : **W 215TH ST TO W 219TH ST ALONG HARLEM RIVER**  
**Borough** : **MANHATTAN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0061.000 / 13795** **Yr Built/Renovated** :  
**Linear Ft** : **280** **Project Type** : **SANITATION**  
**Date of Survey** : **20-Nov-2012** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **2196** **Lot** : **1** **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$86,400	
<b>Total</b>	<b>\$86,400</b>	
Importance Code C	\$86,400	
<b>Total</b>	<b>\$86,400</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$13,300		\$200	
<b>Total</b>	<b>\$13,300</b>		<b>\$200</b>	
Importance Code B	\$13,300		\$200	
Importance Code C				
<b>Total</b>	<b>\$13,300</b>		<b>\$200</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. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF SANITATION - 827  
 REVETMENT - RIPRAP BULKHEAD  
 Asset # : 13795**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
<b>Structural</b>								
<b>Revetment</b>								
Concrete	25%	Now	\$46,100	LIFE	* *			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northern Section Of Asset</i>								
<i>Explanation : Inadequate Placement/ Protection</i>								
Stone	20%	4+	\$40,200	LIFE	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southern 50 Ft Of Asset</i>								
<i>Explanation : Inadequate Placement/ Protection</i>								
Stone	55%			LIFE	* *	5	\$900	
<b>Backfill</b>								
<b>Fill</b>								
Topsoil	30%	Now	\$10,600	2064	* *			
<i>Erosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Southern 80 Ft Of Asset Above Revetment</i>								
Not Accessible	70%							
<b>Surface</b>								
Sand	70%			2039	* *	2-5	\$600	
Topsoil	30%	Now	\$2,700	2024	\$4,400	5	\$200	
<i>Erosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Southern 80 Ft Of Asset</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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : REVTMENT & 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-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 65 **BIN** :

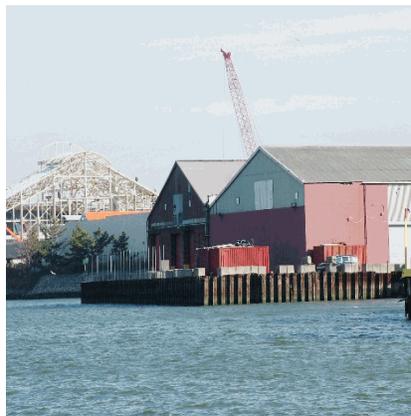
**CAPITAL**

**Total**

Importance Code

**Total**

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$7,500			
<b>Total</b>	<b>\$7,500</b>			
Importance Code B	\$7,500			
Importance Code C				
<b>Total</b>	<b>\$7,500</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. Maintenance \$ are aggregated over a ten-year period. Site 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 & BULKHEAD GOWANUS BAY**

**Asset # : 1824**

<b>Bulkheads</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>Priority</b>
<b>Structural</b>								
<b>Revetment</b>								
Stone	40%			LIFE	* *	5	\$1,800	
No Component	60%							
<hr/>								
<b>Sheet Piles</b>								
Steel	20%			LIFE	* *			
		<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : In Splash Zone, Station 1+40 To 5+10 From North</i>						
<hr/>								
No Component	40%							
Not Accessible	40%							
<hr/>								
<b>Backfill</b>								
<b>Fill</b>								
Gravel	5%	Now	\$3,200	2038	* *	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Above Revetment Station 0+00 To 1+40 From North</i>						
		<i>Explanation : Fill Loss</i>						
<hr/>								
Not Accessible	95%							
<hr/>								
<b>Surface</b>								
Concrete	100%			2032	* *	5	\$8,600	
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated Throughout</i>						
<hr/>								

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

*Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : REVTMENT AT DOS FACILITY  
**Address** : BETWEEN 58TH ROAD AND 48TH ST. MASPETH CREEK  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0064.000 / 14019 **Yr Built/Renovated** :  
**Linear Ft** : 418 **Project Type** : SANITATION  
**Date of Survey** : 19-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2600 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$13,100			
<b>Total</b>	<b>\$13,100</b>			
Importance Code A				
Importance Code B	\$1,100			
Importance Code C	\$12,000			
<b>Total</b>	<b>\$13,100</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.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**REVTMENT AT DOS FACILITY**  
**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)	Estimated Cost	
Structural								
Gravity Wall Concrete	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cracks</i>								
-----								
Revtment Stone	96%			LIFE	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : I+55</i>								
<i>Explanation : Settlement At State Pollutant Discharge Elimination System Permit Outfall</i>								
Stone	4%	4+	\$12,000	LIFE	**	5	\$100	
<i>Missing Part, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stations 0+35 To 0+50</i>								
-----								
Backfill								
Fill								
Not Accessible	100%							
-----								
Surface								
Topsoil	95%			2021	\$20,900	5	\$1,900	
Topsoil	5%	4+	\$1,100	2023	\$1,100	5		
<i>Erosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Retaining 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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF  
**Address** : BAY 41ST. ST. & GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN3 / 1823 **Yr Built/Renovated** :  
**Linear Ft** : 700 **Project Type** : SANITATION  
**Date of Survey** : 19-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6943 **Lot** : 30 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$482,000	\$261,800
<b>Total</b>	<b>\$482,000</b>	<b>\$261,800</b>
Importance Code B	\$482,000	\$261,800
<b>Total</b>	<b>\$482,000</b>	<b>\$261,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$46,500			\$5,500
<b>Total</b>	<b>\$46,500</b>			<b>\$5,500</b>
Importance Code B	\$46,500			\$5,500
Importance Code C				
<b>Total</b>	<b>\$46,500</b>			<b>\$5,500</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.

Maintenance \$ are aggregated over a ten-year period. Site 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Coping/Curb Concrete	60%			LIFE	**	5	\$400	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
No Component	40%							
Sheet Piles Steel	25%			LIFE	**			
	<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Above Mlw Elevation Along East And West Ends Of Asset</i>							
Not Accessible	75%							
Backfill Surface Concrete	80%			2032	**	5	\$6,400	
	<i>Cracking, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Not Accessible	20%							
Fender Facing Timber	15%	Now	\$120,500	2038	**	3	\$4,100	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout Station 1+00 To 4+40 From East End</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout Station 0+35 To 4+40 From East End</i>							
Timber	45%	2-4	\$361,500	2038	**	3	\$12,400	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : In Tidal Zone Throughout Station 0+35 To 4+40 From East End</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout Station 1+00 To 4+40 From East End</i>							
	<i>Explanation : Excess Deflections</i>							
No Component	40%							
Piles Timber	10%	2-4	\$12,900	2038	**	4	\$1,700	
	<i>Broken, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Isolated Throughout Station 1+00 To 4+40 From East End</i>							
No Component	40%							
Not Accessible	50%							
Wales and Chocks Timber	10%	Now	\$30,400	2038	**	4	\$3,800	
	<i>Broken, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout Station 1+00 To 4+40 From East End</i>							
No Component	40%							
Not Accessible	50%							
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**  
**S.W. BROOKLYN DOS FACILITY CONCRETE WHARF**  
**Asset # : 1823**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</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>Priority</b>
Deck Elements								
Railing								
Steel	40%			2022	\$261,800			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : At East And West Ends Of Asset</i>						
		<i>Explanation : Corrosion</i>						
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.

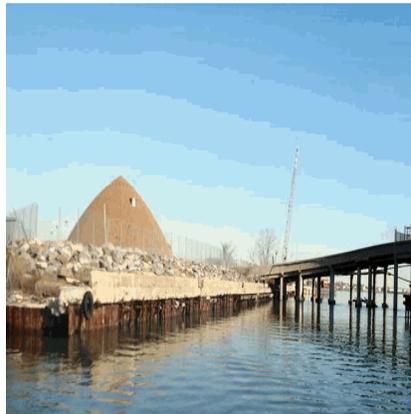
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD  
**Address** : HUNTS POINT AVE. & E. 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** : 11-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$1,286,500	\$106,900
<b>Total</b>	<b>\$1,286,500</b>	<b>\$106,900</b>
Importance Code A	\$1,075,400	\$106,900
Importance Code B	\$131,000	
Importance Code C	\$80,000	
<b>Total</b>	<b>\$1,286,500</b>	<b>\$106,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$50,200			\$2,600
<b>Total</b>	<b>\$50,200</b>			<b>\$2,600</b>
Importance Code A	\$9,800			
Importance Code B	\$40,400			\$2,600
Importance Code C				
<b>Total</b>	<b>\$50,200</b>			<b>\$2,600</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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**

<b>Bulkheads</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>Structural</b>								
Coping/Curb Concrete	10%	Now	\$22,900	LIFE	**	5	\$100	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Concrete	25%	2-4	\$57,100	LIFE	**	5	\$200	
	<i>Corrosion of Reinforcement, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Concrete	40%			LIFE	**	5	\$300	
No Component	25%							
<b>Piles and Bracing</b>								
Timber	5%	Now	\$9,800	2032	**	4	\$5,100	
	<i>Broken, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Below Concrete Cap</i>							
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Below Concrete Cap</i>							
Not Accessible	95%							
<b>Sheet Piles</b>								
Steel, 10' Water	20%	Now	\$430,200	LIFE	**	5	\$42,700	
	<i>Broken, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Splash Zone And Below</i>							
	<i>Corrosion, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Entire Length</i>							
Steel, 10' Water	30%	2-4	\$645,300	LIFE	**	5	\$64,100	
	<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Splash Zone</i>							
Not Accessible	50%							
<b>Backfill</b>								
Fill								
Sand	35%	Now	\$15,800	2053	**	5	\$200	
	<i>Loss of Backfill, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Settlement, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Entire Length</i>							
Not Accessible	65%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD**

**Asset # : 1825**

<b>Bulkheads</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>Backfill</b>								
<b>Surface</b>								
Asphalt	20%	Now	\$12,000	2038	**	5	\$800	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Behind Sheeting</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Behind Sheeting</i>								
<i>Explanation : Sinkholes</i>								
Stone	35%			2036	**	10		
Topsoil	35%	Now	\$12,600	2023	\$12,600	5	\$600	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Length</i>								
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sinkholes</i>								
Topsoil	10%			2021	\$3,600	5	\$300	
<b>Fender</b>								
<b>Wales and Chocks</b>								
Steel	50%	Now	\$71,800	2032	**	3-5	\$12,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	50%	Now	\$59,300	2032	**	4	\$18,500	
<i>Missing Part, Extent : Severe, Area Affected : 80%</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.

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

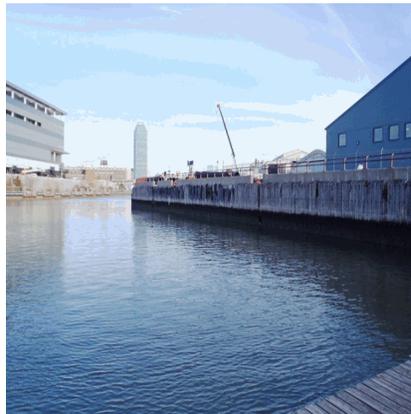
Print Date : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.  
**Address** : 421 NORTH HENRY ST. BET NEWTOWN CREEK/GREENPOINT AVE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN2 / 1822 **Yr Built/Renovated** :  
**Linear Ft** : 1,141 **Project Type** : SANITATION  
**Date of Survey** : 29-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2525 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$909,500	\$1,066,800
<b>Total</b>	<b>\$909,500</b>	<b>\$1,066,800</b>
Importance Code B	\$909,500	\$1,066,800
<b>Total</b>	<b>\$909,500</b>	<b>\$1,066,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$13,300	\$3,700		\$12,500
<b>Total</b>	<b>\$13,300</b>	<b>\$3,700</b>		<b>\$12,500</b>
Importance Code B	\$7,500	\$3,700		\$12,500
Importance Code C	\$5,700			
<b>Total</b>	<b>\$13,300</b>	<b>\$3,700</b>		<b>\$12,500</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. Maintenance \$ are aggregated over a ten-year period. Site 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)	Estimated Cost	
Structural								
Coping/Curb Concrete	97%			LIFE	**	5	\$1,000	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Throughout</i>							
	<i>Spalling, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Isolated Throughout</i>							
Concrete	3%	4+	\$5,700	LIFE	**	5		
	<i>Spalling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : At Isolated Railing Connections Throughout And Sta 4+90 To 4+96 From East</i>							
Sheet Piles								
Steel	2%			LIFE	**			
	<i>Corrosion, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout Top Of Wall</i>							
Not Accessible	98%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	50%			2032	**	5	\$6,500	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Throughout</i>							
	<i>Settlement, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Isolated Throughout</i>							
Not Accessible	50%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : Station 5+15 To 11+40</i>							
	<i>Explanation : Construction Materials Staged Throughout Asphalt Surface</i>							
Fender								
Buffer								
Rubber	10%			2036	**	4-5	\$3,000	
No Component	90%							
Facing								
Timber	25%			2036	**	3	\$11,200	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Station 0+60 To 5+15 From East</i>							
Timber	60%	Now	\$785,600	2038	**	3	\$26,900	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Isolated Sta. 0+00 To 0+60 And 5+15 To 11+70</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Station 8+90 To 9+80 From East</i>							
	<i>Explanation : Fire Damage</i>							
No Component	15%							

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

Maintenance \$ are aggregated over a ten-year period. Site 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
Fender								
Wales and Chocks								
Timber	25%	Now	\$123,900	2038	**	4	\$15,500	
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout Top And Middle Wales Station 5+15 To 11+00</i>							
Timber	10%			2032	**	4	\$6,200	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Upper Wale</i>							
No Component	15%							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	98%			2021	\$1,045,500			
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Corrosion</i>							
Steel	2%	Now	\$4,300	2021	\$21,300			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout</i>							
	<i>Explanation : Impact Damage</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 : 23-Oct-2015

**DEPARTMENT OF SANITATION - FY 2016**

**Asset Name** : STONE REVETMENT AT NEW FULTON FISH MARKET  
**Address** : HUNTS POINT AVE. & EAST RIVER BTW 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** : 10-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 306 **BIN** :

**CAPITAL**

**Total**  
 Importance Code  
**Total**

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$16,200			
<b>Total</b>	<b>\$16,200</b>			
Importance Code B	\$3,800			
Importance Code C	\$12,400			
<b>Total</b>	<b>\$16,200</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.  
 Maintenance \$ are aggregated over a ten-year period. Site 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**

<b>Bulkheads</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>Structural</b>								
Coping/Curb Concrete	5%	Now	\$12,400	LIFE	**	5		
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Vehicle Impact Damage At Isolated Locations</i>							
Concrete	95%			LIFE	**	5	\$700	
<b>Revetment</b>								
Stone	100%			LIFE	**	5	\$4,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : New Construction</i>							
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							
<b>Surface</b>								
Asphalt	90%			2032	**	5	\$7,600	
Topsoil	10%			2021	\$3,900	5	\$300	

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

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## DEPARTMENT OF SANITATION - 827

## Project: SANITATION

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>		<b>FY 2021 - 2026</b>	
Miscellaneous Buildings	345,100		81,200	
<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Miscellaneous Buildings	41,000	8,100	12,600	8,100

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
1848	FRESH KILLS I MAINTENANCE	2,016	96,000	5,500
1849	FRESH KILLS I STORAGE	900	42,900	2,500
1850	FRESH KILLS I OFFICE 2	168	0	6,700
1851	FRESH KILLS I GUARD HOUSE	128	0	5,100
1852	FRESH KILLS I OFFICE 3	600	17,900	5,900
1853	FRESH KILLS II PUMP HOUSE	980	46,700	2,700
1854	FRESH KILLS II GENERATOR HOUSE	400	0	15,900
1855	FRESH KILLS II SCALE HOUSE	780	23,200	7,700
1856	FRESH KILLS II WALKWAY	3,690	175,800	10,000
2780	FRESH KILLS I OFFICE 1	800	23,800	7,900

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.