

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$2,350,700	\$858,300
Interior Architecture	\$2,764,900	\$375,000
Electrical	\$123,300	\$437,300
Mechanical	\$879,500	\$199,400
<b>Total</b>	<b>\$6,118,300</b>	<b>\$1,870,000</b>
Importance Code A	\$2,478,400	\$858,300
Importance Code B	\$3,076,600	\$1,011,700
Importance Code C	\$563,300	
<b>Total</b>	<b>\$6,118,300</b>	<b>\$1,870,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$4,300			
Interior Architecture	\$30,000			\$1,400
Electrical	\$5,800	\$2,200	\$9,900	\$2,600
Mechanical	\$19,500	\$16,700	\$75,900	\$19,600
<b>Total</b>	<b>\$59,600</b>	<b>\$18,800</b>	<b>\$85,800</b>	<b>\$23,600</b>
Importance Code A	\$8,800	\$5,700	\$6,000	\$5,700
Importance Code B	\$20,700	\$13,100	\$79,800	\$17,900
Importance Code C	\$30,000			
<b>Total</b>	<b>\$59,600</b>	<b>\$18,800</b>	<b>\$85,800</b>	<b>\$23,600</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**  
**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	\$447,700	LIFE	**	5	\$74,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$842,100	2031	**	5	\$116,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	95%	Now	\$67,900	2042	**	5	\$2,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$4,300	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	\$99,000	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	\$133,600	2026	\$667,900			
<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	\$760,400	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	\$533,900	LIFE	**	5	\$375,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	0-2	\$88,400	2035	**	5	\$22,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$97,000	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.

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

<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	\$265,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	0-2	\$207,300	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	0-2	\$28,000	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	\$90,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	Now	\$230,700	2031	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%	Now	\$770,900	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+	\$480,600	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 Amperes; One 800 Amperes And One 600 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$500	
<b>Raceway</b>								
Conduit	100%			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 12 GARAGE**  
**Asset # : 4133**

<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%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$2,900	
<b>Wiring</b>								
Thermoplastic	100%			2036	**	1		
<b>Motor Controlllers</b>								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$2,800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
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	
<b>Egress Lighting</b>								
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	
<b>Exterior Lighting</b>								
HID	100%			2026	\$437,300	10	\$400	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2029	**	5	\$3,400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2021	\$70,100	1	\$8,700	
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$14,700	

<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>								
<b>Energy Source</b>								
Fuel Oil No 2	25%			2036	**	5	\$9,000	
Natural Gas	75%			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 12 GARAGE**  
**Asset # : 4133**

<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>Conversion Equipment</b>								
Furnace	20%	Now	\$51,100	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 The Garage</i>								
<i>Explanation : Approximately 25 Gas Fired Modine Units</i>								
Furnace	30%			2021	\$76,600	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	\$1,100	
No Component	80%							
<b>Terminal Devices</b>								
Air Handler	15%			2021	\$228,800	1	\$10,800	
Convactor/Radiator	5%			2031	**	1	\$1,900	
No Component	80%							
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2034	**	1		
<b>Conversion Equipment</b>								
Interior Pkg Unit - Cooling	10%			2020	\$405,500	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	\$22,600	1		
No Component	80%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2021	\$4,400	2	\$8,100	
No Component	90%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,700	
<b>Exhaust Fans</b>								
Interior	15%			2021	\$57,900	2	\$500	
Roof	85%			2026	\$153,100	2	\$3,000	
<b>Plumbing</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**

<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>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	70%			2025	\$46,300	2	\$1,200	
Gas Fired	30%			2019	\$19,800	2	\$500	
Sanitary Piping Cast Iron	100%	Now	\$39,700	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	\$31,200	4	\$4,600	
<b>Fixtures</b>								
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	\$7,000	2029	**	1	\$19,500	
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Supply Room</i>								
Chemical System Generic	100%			2021	\$1,900	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Top Of Gas Refill Stations, Garage</i>								
<i>Explanation : 2 Sets</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BRONX 3A GARAGE  
**Address** : 1661 WEST FARMS ROAD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0068.000 / 14759 **Yr Built/Renovated** : 1929 /  
**Area Sq Ft** : 14,711 **Project Type** : SANITATION  
**Date of Survey** : 13-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 3015 **Lot** : 49 **BIN** : 2010954

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$655,400	
Interior Architecture	\$331,900	\$38,500
Electrical		\$55,500
<b>Total</b>	<b>\$987,300</b>	<b>\$94,000</b>
Importance Code A	\$655,400	
Importance Code B	\$293,400	\$94,000
Importance Code C	\$38,500	
<b>Total</b>	<b>\$987,300</b>	<b>\$94,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$37,700	\$100		
Interior Architecture	\$6,200	\$300		\$300
Electrical		\$100	\$200	\$1,200
Mechanical	\$2,100	\$2,700	\$3,200	\$4,500
<b>Total</b>	<b>\$45,900</b>	<b>\$3,200</b>	<b>\$3,400</b>	<b>\$6,000</b>
Importance Code A	\$39,000	\$1,500	\$1,300	\$1,300
Importance Code B	\$4,600	\$1,700	\$2,100	\$4,600
Importance Code C	\$2,400			
<b>Total</b>	<b>\$45,900</b>	<b>\$3,200</b>	<b>\$3,400</b>	<b>\$6,000</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**  
**BRONX 3A GARAGE**  
**Asset # : 14759**

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%	Now	\$297,800	LIFE	**	5	\$16,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East And South Facades</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South, East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Lintels And Above Metal Doors</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And South Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
Masonry: Fieldstone	8%			LIFE	**	5	\$1,200	
Metal Coiling Doors	12%	4+	\$14,000	2032	**	5	\$3,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Doors</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Doors</i>								
Windows								
Aluminum	25%	Now	\$2,700	2052	**	5		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exterior Of Windows</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Office Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	10%			2030	**	10	\$100	
No Component	65%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BRONX 3A GARAGE**  
**Asset # : 14759**

Architecture	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 Stone/Terra Cotta	5%	Now	\$10,600	LIFE	**	5	\$600	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping Stone Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Coping Stone Throughout</i>								
Masonry: Brick	85%	Now	\$81,800	LIFE	**	5	\$1,400	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South, East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Wall - Rear Of Garage</i>								
Masonry: Sandstone	5%	Now	\$7,400	LIFE	**	5	\$100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Explanation : This Component Is Actully Bluestone Coping</i>								
Pre-Cast Concrete	5%	Now	\$3,000	LIFE	**	5	\$500	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Coping Stones Throughout</i>								
<b>Roof</b>								
Modified Bitumen	90%	Now	\$215,100	2037	**			1
<i>Blisters, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Perimeter Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rear Wall Of Garage And Above Break Room</i>								
Skylight, Metal/Glass	10%	Now	\$60,600	2037	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 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**  
**BRONX 3A GARAGE**  
**Asset # : 14759**

<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%	Now	\$54,900	LIFE	**	5	\$38,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2032	**	3	\$800	
Vinyl Tile	10%			2022	\$18,700	3	\$1,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Offices</i>								
<b>Interior Walls</b>								
Cast Stone/Terra Cotta	40%	Now	\$38,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Wall Of Garage At Offices</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$2,300	
Gypsum Board	40%	4+	\$2,400	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	4+	\$3,500	2032	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Offices</i>								
Exposed Struc: Wood	80%	Now	\$219,900	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Perimeter And At Roof Penetrations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 85%</i>								
<i>Location : Barrel Vault Over Garage</i>								
<i>Explanation : Ceiling Panels Missing</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%			2027	\$1,500	5	\$100	
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$24,400	5	\$400	
<b>Raceway</b>								
Conduit	100%			2027	\$3,700	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2026	\$400	5		
Molded Case Bkrs	95%			2026	\$7,100	5	\$400	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$8,200	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 3A GARAGE**  
**Asset # : 14759**

<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								
Motor Controllers								
Locally Mounted	100%			2025	\$14,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$700	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanic Shop</i>						
Fluorescent	30%			2027	\$9,600	10	\$4,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office And Locker Room</i>						
HID	65%			2032	**	10	\$300	
Egress Lighting								
Exit, Service	100%			2027	\$4,000	1		
Exterior Lighting								
HID	100%			2027	\$55,500	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>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$4,600	
Conversion Equipment								
Furnace	20%			2032	**	1	\$1,500	
Steam Boiler	80%			2040	**	1	\$11,700	
Terminal Devices								
Fan Coil Unit/Heat	80%			2032	**	1	\$3,800	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2025	\$2,900	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,200	
Exhaust Fans								
Roof	100%			2032	**	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2057	**	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 3A GARAGE**  
**Asset # : 14759**

<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>Plumbing</b>								
	Water Heater							
	Electric	50%			2026	\$6,100	4	
	Oil Fired	50%			2025	\$5,700	1	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	* *	1	
	Sewage Ejector(s)							
	Electric	100%			2032	* *	4	\$900
	Backflow Preventer							
	Generic	100%			2035	* *	1	\$900
	Fixtures							
	Generic	100%						
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2053	* *	1-5	\$7,400

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BRONX 5 GARAGE  
**Address** : 1331 CROMWELL AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0067.000 / 14758 **Yr Built/Renovated** : 1942 / 2009  
**Area Sq Ft** : 13,963 **Project Type** : SANITATION  
**Date of Survey** : 13-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2871 **Lot** : 77 **BIN** : 2008640

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$368,200	\$244,100
Interior Architecture	\$137,100	
<b>Total</b>	<b>\$505,300</b>	<b>\$244,100</b>
Importance Code A	\$368,200	\$244,100
Importance Code B	\$137,100	
<b>Total</b>	<b>\$505,300</b>	<b>\$244,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$21,200			\$4,200
Interior Architecture	\$32,300	\$1,600		\$800
Electrical	\$8,400	\$200	\$300	\$5,000
Mechanical	\$2,200	\$2,500	\$3,300	\$6,100
<b>Total</b>	<b>\$64,100</b>	<b>\$4,300</b>	<b>\$3,600</b>	<b>\$16,000</b>
Importance Code A	\$22,600	\$1,400	\$1,400	\$5,600
Importance Code B	\$12,600	\$1,300	\$2,200	\$10,400
Importance Code C	\$28,900	\$1,600		
<b>Total</b>	<b>\$64,100</b>	<b>\$4,300</b>	<b>\$3,600</b>	<b>\$16,000</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

## BRONX 5 GARAGE

Asset #: 14758

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$6,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
Masonry: Brick	70%	Now	\$174,100	LIFE	**	5	\$19,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade, Corners Of Building, At Wall Penetrations</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Street Facade</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Door Openings</i>								
Metal Coiling Doors	10%	Now	\$155,900	2047	**	5	\$4,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Doors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Doors</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,500	
Windows								
Aluminum	65%	4+	\$15,900	2035	**	5	\$900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Areas</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Perimeter Of Windows</i>								
Steel	35%	4+	\$5,300	2026	\$53,200	5	\$6,400	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,200	
Metal Panel	50%			2047	**	5	\$8,300	

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$38,200	2027	\$190,900			1
<i>Alligating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Curbs, Scuppers And At Clerstory Structures</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout - 5 To 10 Years Ago</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$45,600	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Garage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Side Of Garage Due To Floor Drain</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Garage</i>								
Vinyl Tile	30%	2-4	\$53,200	2037	**	3	\$2,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2030	**	5	\$3,300	
Concrete Masonry Unit	80%	2-4	\$28,900	LIFE	**	5	\$10,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Womens Locker Room</i>								
Gypsum Board	10%			LIFE	**	5	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,400	2040	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Areas Throughout 2nd Floor</i>								
Exposed Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$1,300	
Plaster	70%	Now	\$38,300	LIFE	**	5	\$9,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Within Garage From Roof Leak Above</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 5 GARAGE**  
**Asset # : 14758**

<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>								
Fused Disc Sw	100%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 200 Amperes Main Disconnect Switch</i>								
<b>Raceway</b>								
Conduit	95%			2027	\$3,600	1		
Conduit	5%			2047	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$6,700	5	\$300	
<b>Wiring</b>								
Thermoplastic	95%			2027	\$7,700	1		
Thermoplastic	5%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$14,400	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	35%			2032	**	10	\$4,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room And Hallway</i>								
HID	65%			2032	**	10	\$300	
<b>Egress Lighting</b>								
Exit, Service	100%			2032	**	1		
<b>Exterior Lighting</b>								
HID	100%			2032	**	10		
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%	Now	\$8,400	2037	**	1	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</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>
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2047	**	5	\$4,300	
<b>Conversion Equipment</b>								
Steam Boiler	100%			2040	**	1	\$13,800	

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Convector/Radiator	20%			2040	**	1	\$900
Fan Coil Unit/Heat	80%			2032	**	1	\$3,600
Air Conditioning							
Energy Source							
Electricity	100%			2049	**	1	
Conversion Equipment							
Window/Wall Unit	10%			2025	\$2,700	1	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800
Exhaust Fans							
Roof	100%			2027	\$21,700	2	\$400
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2047	**	1	
Water Heater							
Electric	50%			2025	\$5,800	4	
Gas Fired	50%			2025	\$4,000	2	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2032	**	4	\$400
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2047	**	1-5	\$7,000

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BRONX 6 AND 6A GARAGE  
**Address** : 800 EAST 176 STREET @PROSPECT AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0031.000 / 2008 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 83,629 **Project Type** : SANITATION  
**Date of Survey** : 19-Aug-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2953 **Lot** : 21 **BIN** : 2097278

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,673,600	\$147,400
Interior Architecture	\$708,500	\$159,600
Electrical		\$558,900
Mechanical	\$515,300	\$742,900
<b>Total</b>	<b>\$2,897,400</b>	<b>\$1,608,700</b>
Importance Code A	\$1,785,800	\$147,400
Importance Code B	\$1,111,600	\$1,461,400
<b>Total</b>	<b>\$2,897,400</b>	<b>\$1,608,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$33,700			
Interior Architecture	\$12,600	\$2,800		\$2,100
Electrical	\$2,000	\$1,200	\$34,600	\$900
Mechanical	\$43,900	\$8,700	\$46,700	\$9,000
<b>Total</b>	<b>\$92,300</b>	<b>\$12,700</b>	<b>\$81,300</b>	<b>\$12,000</b>
Importance Code A	\$35,000	\$3,700	\$3,900	\$3,700
Importance Code B	\$57,200	\$9,000	\$77,400	\$8,300
Importance Code C				
<b>Total</b>	<b>\$92,300</b>	<b>\$12,700</b>	<b>\$81,300</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**  
**BRONX 6 AND 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	\$344,200	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	\$401,900	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	\$12,800	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	92%	Now	\$203,700	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	\$600	
Metal Louvers	3%			2035	**	10	\$3,300	
	<i>Corrosion/Rusting, Extent : Light, 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 6 AND 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	\$54,400	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 And 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 And Throughout</i>								
Masonry: Brick	20%	Now	\$24,100	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	\$8,400	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	\$590,600	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	\$78,900	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 AND 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	\$75,700	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	\$142,900	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	\$9,100	
Glass Block	5%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
SGFT/Glazed Masonry	40%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%	Now	\$135,900	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 And 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+	\$354,000	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 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2036	**	5	\$400	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BRONX 6 AND 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	\$1,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Water Main, Garage 6A</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 And Fixtures, 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	\$6,100	
Exterior Lighting								
HID	100%			2026		10	\$300	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026		1-3	\$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>	<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 AND 6A GARAGE**  
**Asset # : 2008**

<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>								
Conversion Equipment								
Furnace	35%	Now	\$57,800	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	\$5,000	2021	\$49,500	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>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	15%			2025	\$16,400	4	\$600	
No Component	85%							
<b>Terminal Devices</b>								
Convactor/Radiator	15%			2024	\$56,300	1	\$3,600	
No Component	85%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%	0-2	\$113,600	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%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	4+	\$64,600	LIFE	* *	2-5	\$41,800	
	<i>Needs Cleaning, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Throughout</i>							
Exhaust Fans								
Roof	50%	Now	\$5,800	2021	\$58,200	2	\$900	
	<i>Not in Service, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Roof</i>							
Roof	50%	Now	\$58,200	2036	* *	2	\$900	
	<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Not In Service, Roof</i>							

**Plumbing**

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**BRONX 6 AND 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	
	Galvanized Steel	50%	0-2	\$7,700	2031	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Water Supply Room</i>							
Water Heater								
	Gas Fired	50%			2021	\$21,400	2	\$500
	Oil Fired	50%	Now	\$29,100	2026	\$29,100	1	\$1,000
	<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Boiler Room</i>							
Sanitary Piping								
	Cast Iron	100%	Now	\$102,600	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	\$686,600	1-2	\$21,000
	Chemical System							
	Generic	100%			2019	\$1,900	1-3	\$4,000

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.

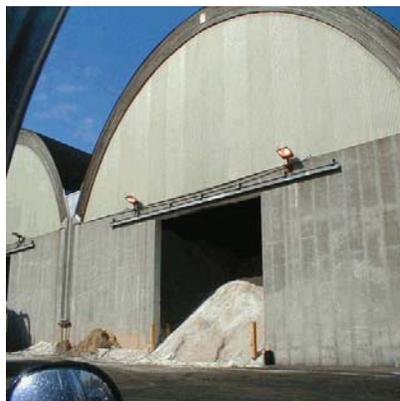
Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING  
**Address** : EAST 176 ST. AND PROSPECT AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0031.010 / 3001 **Yr Built/Renovated** : 1989 /  
**Area Sq Ft** : 5,500 **Project Type** : SANITATION  
**Date of Survey** : 19-Aug-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2953 **Lot** : 21 **BIN** : 2097278

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$65,700	
Interior Architecture	\$277,600	
Electrical	\$40,200	
<b>Total</b>	<b>\$383,500</b>	
Importance Code A	\$65,700	
Importance Code B	\$317,800	
<b>Total</b>	<b>\$383,500</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$73,800			
Interior Architecture				
Electrical	\$7,500		\$20,900	
Mechanical				
<b>Total</b>	<b>\$81,300</b>		<b>\$20,900</b>	
Importance Code A	\$73,800			
Importance Code B	\$7,500		\$20,900	
<b>Total</b>	<b>\$81,300</b>		<b>\$20,900</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**  
**BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING**

**Asset # : 3001**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	60%	Now	\$65,700	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 And 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	\$12,000	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	\$4,900	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	\$8,500	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 AND 6A GARAGE SALT STORAGE BUILDING**

**Asset # : 3001**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	90%	Now	\$7,800	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 And 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>								
Roof								
Asphalt Shingle	90%	Now	\$32,600	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	\$6,100	2036	**			1
<i>Debris Present, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section Between Barrel Roofs And Buttrresses</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section Between Barrel Roofs And Buttrresses</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>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$16,100	
<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 AND 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	Priority

Interior

Ceilings

Exposed Struc: Wood	100%	Now	\$277,600	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	Priority

Under 600 Volts

Raceway

Conduit	100%			2026	\$3,700	1		
---------	------	--	--	------	---------	---	--	--

Panelboards

Molded Case Bkrs	100%	0-2	\$7,500	2051		* *	5	\$100
<i>Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Structure</i>								

Wiring

Thermoplastic	100%			2026	\$8,200	1		
---------------	------	--	--	------	---------	---	--	--

Lighting

Interior Lighting

HID	100%			2021	\$40,200	10		\$200
-----	------	--	--	------	----------	----	--	-------

Exterior Lighting

HID	100%			2021	\$20,700	10		
-----	------	--	--	------	----------	----	--	--

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

Plumbing

H/C Water Piping

Galvanized Steel	100%			2024	\$20,200	1		
------------------	------	--	--	------	----------	---	--	--

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

*Location : Along Side Of Shed*

*Explanation : Calcium Chloride Spray System*

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$3,213,800	\$465,500
Interior Architecture	\$2,568,100	\$162,500
Electrical	\$391,000	\$141,900
Mechanical	\$759,900	\$2,085,400
<b>Total</b>	<b>\$6,932,900</b>	<b>\$2,855,300</b>
Importance Code A	\$3,213,800	\$465,500
Importance Code B	\$2,599,500	\$2,389,800
Importance Code C	\$1,119,500	
<b>Total</b>	<b>\$6,932,900</b>	<b>\$2,855,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$32,800			
Interior Architecture	\$7,500			\$1,400
Electrical	\$62,500	\$200	\$15,800	
Mechanical	\$44,700	\$15,500	\$66,900	\$17,700
<b>Total</b>	<b>\$147,600</b>	<b>\$15,700</b>	<b>\$82,600</b>	<b>\$19,100</b>
Importance Code A	\$46,400	\$8,700	\$8,700	\$8,700
Importance Code B	\$101,200	\$7,000	\$73,900	\$10,400
Importance Code C				
<b>Total</b>	<b>\$147,600</b>	<b>\$15,700</b>	<b>\$82,600</b>	<b>\$19,100</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		
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	\$87,500	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	\$812,200	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	\$451,200	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	\$678,900	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	\$173,300	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	\$82,200	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	\$11,700	2029	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Steel	5%	Now	\$102,500	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	\$194,400	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	\$163,300	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	\$21,100	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	Priority
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$151,000	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	\$317,400	2028	\$317,400	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>								
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$385,700	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	\$89,800	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+	\$101,500	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	\$94,600	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>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$120,300	2041	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	Now	\$387,300	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$611,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room And 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	\$7,500	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	\$447,500	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	\$3,600	
Exposed Struc: Steel	30%	Now	\$292,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$36,500	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>	

Under 600 Volts

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

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

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

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

**Asset # : 4199**

<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								
Molded Case Bkrs	100%	2-4	\$4,800	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	\$31,300	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2025	\$1,900	5	\$100	
Molded Case Bkrs	15%			2025	\$5,800	5	\$300	
Molded Case Bkrs	80%	2-4	\$30,800	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	\$18,000	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	35%			2026	\$9,700	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2024	\$10,100	5	\$400	
Locally Mounted	30%	2-4	\$4,300	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	\$83,400	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	\$52,700	10	\$1,700	
HID	5%	Now	\$4,400	2036	**			
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2021	\$59,200	10	\$10,600	
Exit, Service	50%			2021	\$4,900	1		

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

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

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

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

<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>								
Exterior Lighting								
HID	100%			2021	\$331,800	10	\$300	
<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	\$27,300	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One Tank Of 15,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$87,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	10%	0-2	\$139,300	2056	**	4	\$400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	90%			2026	\$1,253,400	4	\$3,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%	0-2	\$462,800	2036	**	1	\$19,600	
<i>Unit Inoperable, Extent : Light, Area Affected : 20%</i>								
<i>Location : Second Floor</i>								
Convactor/Radiator	20%			2031	**	1	\$5,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairway At 1st Floor</i>								
Fan Coil Unit/Heat	40%			2026	\$492,900	1	\$11,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2021	\$17,100	1		
No Component	90%							
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2	\$5,700	
No Component	95%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2026	\$7,800	1	\$1,400	
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.

**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>Air Conditioning</b>								
Heat Rejection								
Air Cooled Condenser Unit	5%			2026	\$800	2	\$3,100	
No Component	95%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	10%	0-2	\$75,800	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	\$44,200	
<b>Exhaust Fans</b>								
Roof	60%	Now	\$82,000	2036	**	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Wall Unit	40%			2026	\$11,700	2	\$1,100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2036	**	1		
Galvanized Steel	80%			2024	\$288,800	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Water Heater</b>								
Gas Fired	100%			2024	\$50,200	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	\$30,100	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>								
Non-Submersible	35%			2026	\$4,400	4	\$700	
Submersible	65%			2019	\$1,800	4	\$1,800	
<b>Fixtures</b>								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 3rd Floor</i>								
<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**  
**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</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%			2036	* *	1-5	\$44,400
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,419,600	\$484,700
Interior Architecture	\$290,400	\$356,200
Mechanical	\$88,400	\$298,300
<b>Total</b>	<b>\$1,798,500</b>	<b>\$1,139,100</b>
Importance Code A	\$1,419,600	\$484,700
Importance Code B	\$378,900	\$654,400
<b>Total</b>	<b>\$1,798,500</b>	<b>\$1,139,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$67,800			
Interior Architecture	\$30,900		\$10,400	\$900
Electrical	\$2,100	\$1,000	\$1,900	\$1,300
Mechanical	\$24,700	\$12,200	\$66,400	\$14,200
<b>Total</b>	<b>\$125,500</b>	<b>\$13,100</b>	<b>\$78,800</b>	<b>\$16,400</b>
Importance Code A	\$73,600	\$5,800	\$5,900	\$5,800
Importance Code B	\$31,400	\$7,400	\$72,800	\$10,600
Importance Code C	\$20,500			
<b>Total</b>	<b>\$125,500</b>	<b>\$13,100</b>	<b>\$78,800</b>	<b>\$16,400</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**  
**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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Fiberglass Panel	20%	4+	\$22,900	2029	**	5	\$29,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$425,000	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	\$27,800	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	2%	Now	\$17,100	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	\$66,600	2031	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$659,300	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>								
<b>Parapets</b>								
Masonry: Brick	100%	Now	\$100,300	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	\$43,800	2026	\$437,700			
<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 Gymnasium And Officer Pantry</i>								
Skylight, Metal/Glass	15%	4+	\$124,600	2036	**			
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	80%	Now	\$231,300	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	\$59,100	2036	**	3	\$2,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2029	**	5	\$2,500	
Concrete Masonry Unit	80%			LIFE	**	5	\$15,800	
Gypsum Board	10%			LIFE	**	5	\$3,000	
Masonry: Brick	5%	Now	\$19,200	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>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2024	\$112,500	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	\$6,500	
Exposed Struc: Steel	60%			LIFE	**			
<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.

Maintenance \$ are aggregated over a ten-year period. Site 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>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%			2036	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes 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	\$900	
<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 Room And 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	**	1-3	\$11,100	

<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>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2046	**	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 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	\$2,900	
<hr/>								
Terminal Devices								
Air Handler	50%			2031	**	1	\$18,100	
Convactor/Radiator	30%			2039	**	1	\$5,700	
Fan Coil Unit/Heat	20%			2026	\$163,600	1	\$3,800	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	**	1		
<hr/>								
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%	0-2	\$88,400	2036	**	2	\$600	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Window/Wall Unit	20%			2024	\$22,800	1		
No Component	60%							
<hr/>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%	Now	\$4,400	2026	\$44,000	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	\$32,600	
<hr/>								
Exhaust Fans								
Roof	100%	Now	\$9,100	2026	\$90,700	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		
Galvanized Steel	70%			2031	**	1		
<hr/>								
Water Heater								
Gas Fired	100%			2021	\$33,300	2	\$900	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Non-Submersible	100%			2026	\$8,300	4	\$1,200	
<hr/>								
Backflow Preventer								
Generic	100%			2026	\$13,900	1	\$3,600	

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

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

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

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

**Asset # : 4134**

<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>
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

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$2,102,600	\$234,800
Interior Architecture	\$617,600	\$172,700
Electrical		\$344,500
Mechanical	\$313,900	\$455,600
<b>Total</b>	<b>\$3,034,100</b>	<b>\$1,207,600</b>
Importance Code A	\$2,102,600	\$337,600
Importance Code B	\$698,700	\$870,000
Importance Code C	\$232,800	
<b>Total</b>	<b>\$3,034,100</b>	<b>\$1,207,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$71,300			
Interior Architecture	\$47,300			\$1,200
Electrical	\$52,700	\$600	\$700	
Mechanical	\$6,100	\$5,900	\$21,800	\$7,500
<b>Total</b>	<b>\$177,400</b>	<b>\$6,600</b>	<b>\$22,600</b>	<b>\$8,600</b>
Importance Code A	\$71,300	\$600	\$100	\$600
Importance Code B	\$72,400	\$6,000	\$22,500	\$8,100
Importance Code C	\$33,800			
<b>Total</b>	<b>\$177,400</b>	<b>\$6,600</b>	<b>\$22,600</b>	<b>\$8,600</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**  
**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	\$254,100	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	\$26,300	2035	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$938,500	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	\$203,700	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	\$34,700	2031	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$468,500	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	

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

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

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

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

**Asset # : 4241**

Architecture	Current Repair			Future Replacement		Maintenance		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	\$51,300	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	\$186,600	LIFE	**	5	\$10,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners And Throughout Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	Now	\$10,400	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	\$163,900	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	\$89,800	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	\$78,800	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>								

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

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

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

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

**Asset # : 4241**

<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	\$96,800	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	Now	\$136,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$33,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$7,500	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	\$52,200	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	**			
Plaster	5%	Now	\$6,100	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	\$13,600	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	\$51,200	5	\$100	
Molded Case Bkrs	70%			2026	\$119,500	5	\$1,100	
<b>Raceway</b>								
Conduit	95%			2026	\$45,600	1		
Conduit	5%			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 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	\$4,900	5	\$100	
Molded Case Bkrs	70%			2025	\$67,900	5	\$1,100	
Molded Case Bkrs	20%			2034	**	5	\$300	
Molded Case Bkrs	5%	2-4	\$4,900	2051	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$22,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2026	\$27,500	1		
Thermoplastic	10%			2036	**	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2024	\$60,300	5	\$300	
Locally Mounted	20%	2-4	\$15,100	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	\$9,500	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 And Fixtures, 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	\$6,900	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

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

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

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

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

**Asset # : 4241**

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	\$102,800	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>								
Central Plant Steam Piping/Pmp	100%			2026	\$98,200	4	\$3,100	
<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	\$73,400	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	\$12,100	1		
No Component	90%							
<b>Distribution</b>								
Ductwork/Diffusers	10%			LIFE	* *	2	\$8,100	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine Level</i>								
No Component	90%							
<b>Ventilation</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 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>	<b>Priority</b>
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	10%	0-2	\$53,500	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	\$31,100	
<b>Exhaust Fans</b>								
Roof	100%	0-2	\$96,300	2036	**	2	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galvanized Steel	100%			2024	\$254,600	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Water Heater</b>								
Oil Fired	100%			2021	\$48,200	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One Unit - 275 Gallons</i>								
<b>Sanitary Piping</b>								
Cast Iron	10%	0-2	\$42,500	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>								
<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>Backflow Preventer</b>								
Generic	5%	0-2	\$700	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	\$14,000	1	\$3,600	
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2036	**	1-5	\$31,300	

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BRONX DISTRICT 5 ADMIN. BLDG.  
**Address** : 1310 CROMWELL AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0067.010 / 14766 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 2,626 **Project Type** : SANITATION  
**Date of Survey** : 13-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2864 **Lot** : 20 **BIN** : 2117800

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$43,400
<b>Total</b>		<b>\$43,400</b>
Importance Code A		\$43,400
<b>Total</b>		<b>\$43,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$13,000	\$400		\$400
Interior Architecture	\$6,200		\$500	\$30,500
Electrical	\$1,600	\$100	\$100	\$2,500
Mechanical	\$200	\$300	\$400	\$300
<b>Total</b>	<b>\$21,100</b>	<b>\$700</b>	<b>\$1,000</b>	<b>\$33,600</b>
Importance Code A	\$13,200	\$500	\$100	\$600
Importance Code B	\$7,900	\$200	\$500	\$33,100
Importance Code C			\$400	
<b>Total</b>	<b>\$21,100</b>	<b>\$700</b>	<b>\$1,000</b>	<b>\$33,600</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**  
**BRONX DISTRICT 5 ADMIN. BLDG.**  
**Asset # : 14766**

<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>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	95%			LIFE	**	5	\$6,800	
Metal Panel	3%			2047	**	5-10	\$1,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$500	
<b>Windows</b>								
Aluminum	100%			2035	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
<b>Parapets</b>								
Concrete Masonry Unit	5%			LIFE	**	5		
Metal Panel	5%			2047	**	5		
No Component	90%							
<b>Roof</b>								
Modified Bitumen	100%	Now	\$13,000	2027			\$43,400	
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Stepped Up Parapets And Roof Penetrations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South East Corner</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$400	
Ceramic Tile	5%			2036	**	5	\$200	
Vinyl Tile	90%	Now	\$3,000	2022		3	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Kitchen Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2036	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$400	
Gypsum Board	92%			LIFE	**	5	\$8,700	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%	4+	\$3,200	2040	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Offices</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>

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

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

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

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

<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%			2037	**	5		
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5		
Molded Case Bkrs	95%			2035	**	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2032	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5		
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2032	**	10	\$2,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Exit, Service	100%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%	Now	\$1,600	2037	**	1	\$200	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2027	\$5,400	1-3	\$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>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$1,300	
Terminal Devices								
Fan Coil Unit/Heat	100%			2032	**	1	\$900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	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 DISTRICT 5 ADMIN. BLDG.**  
**Asset # : 14766**

<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>Air Conditioning</b>								
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2032	**	2		
No Component	90%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,500	
Exhaust Fans								
Roof	100%			2032	**	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$1,500	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2032	**	1	\$200	
Fixtures								
Generic	100%							

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BRONX ENFORCEMENT GARAGE  
**Address** : 1787 WEST FARMS ROAD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0071.000 / 14810 **Yr Built/Renovated** : 1929 / 1973  
**Area Sq Ft** : 32,498 **Project Type** : SANITATION  
**Date of Survey** : 26-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3015 **Lot** : 58 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$426,000	
Interior Architecture	\$460,300	\$90,400
Electrical		\$115,100
Mechanical		\$328,600
<b>Total</b>	<b>\$886,300</b>	<b>\$534,100</b>
Importance Code A	\$426,000	
Importance Code B	\$416,400	\$534,100
Importance Code C	\$43,900	
<b>Total</b>	<b>\$886,300</b>	<b>\$534,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$33,500			
Interior Architecture	\$80,000			\$600
Electrical	\$35,400		\$100	\$300
Mechanical	\$21,100	\$4,700	\$5,100	\$3,900
Site Enclosure	\$7,200			
Site Pavements	\$2,100			
<b>Total</b>	<b>\$179,200</b>	<b>\$4,700</b>	<b>\$5,200</b>	<b>\$4,700</b>
Importance Code A	\$36,700	\$3,200	\$3,200	\$3,200
Importance Code B	\$99,900	\$1,500	\$2,000	\$1,500
Importance Code C	\$42,600			
<b>Total</b>	<b>\$179,200</b>	<b>\$4,700</b>	<b>\$5,200</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**  
**BRONX ENFORCEMENT GARAGE**  
**Asset # : 14810**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	2%			LIFE	**	5	\$6,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Masonry: Brick	79%	Now	\$145,400	LIFE	**	5	\$24,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wrapped Edges Of Street Facade And At Door / Window Openings</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corners Of Building</i>								
Masonry: Granite	1%	Now	\$3,600	LIFE	**	5	\$200	
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Door Openings</i>								
Metal Panel	2%	Now	\$200	2038	**	5	\$1,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Jambs At Door Openings - Street Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Door Openings At Street Facade</i>								
<i>Explanation : Component Type Actually Steel Plate</i>								
Metal Sect. OHD	10%	Now	\$95,300	2048	**	5	\$4,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Garage Doors</i>								
Pre-Cast Concrete	1%			LIFE	**	5	\$2,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<b>Windows</b>								
Aluminum	20%	Now	\$500	2036	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sashes At Stairs And Second Floor</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2nd Floor Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%	Now	\$800	2043	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vents Throughout</i>								
Steel	75%	Now	\$20,300	2053	**	5	\$2,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Windows Throughout Garage</i>								
<i>Explanation : Single Pane Windows Well Beyond Useful Life</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 ENFORCEMENT GARAGE**  
**Asset # : 14810**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$44,700	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Parapet Walls Above Garage And At Chimney</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Parapet Wall Above Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Saturated North Parapet Wall At Garage</i>								
Masonry: Limestone	7%	Now	\$3,200	LIFE	**	5	\$400	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Above Garage</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Above Garage</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Above Garage - South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Above Garage</i>								
Metal Panel	3%			2048	**	5	\$500	
Roof								
Built-Up (BUR)	74%	Now	\$140,600	2038	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North And South Walls Above Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Walls Above Garage</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof Above Garage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Above Garage</i>								
<i>Explanation : Component Type Well Beyond Useful Life</i>								
Copper/Terne	1%			2043	**	10	\$1,000	
Modified Bitumen	25%			2036	**	10	\$10,400	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$85,900	LIFE	**	5	\$90,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Curbing Throughout, Driveway At Entry Bay, Area Around Trench Drain In Garage</i>								
Ceramic Tile	5%	0-2	\$9,400	2031	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Vinyl Tile	10%	Now	\$41,300	2038	**	3	\$1,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout First And Second Floor Offices</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 ENFORCEMENT GARAGE**  
**Asset # : 14810**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	7%			LIFE	**	10	\$4,100	
Ceramic Tile	3%	Now	\$3,900	2031	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$3,800	
Gypsum Board	7%	Now	\$1,400	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Offices And 2nd Floor Corridor</i>								
Masonry: Brick	48%	Now	\$43,900	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Garage</i>								
Metal Panel	3%			LIFE	**	10	\$300	
SGFT/Glazed Masonry	12%	Now	\$21,800	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwell And Entry Walls</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Walls</i>								
<i>Explanation : Paint Peeling</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$39,300	2048	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Offices</i>								
Exposed Concrete	80%	Now	\$250,000	LIFE	**	5	\$6,100	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Girders In Garage, Oil Tank Room In Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Beams Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Girders In Garage And Basement Beams</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage, Oil Tank Room, Boiler Room</i>								
Gypsum Board	5%			LIFE	**	5-10	\$8,400	
Plaster	5%	Now	\$31,900	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Stairwell And Front Storage Areas</i>								
<b>Site Enclosure</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 ENFORCEMENT GARAGE**  
**Asset # : 14810**

<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>	
Site Enclosure								
Fence/Gates								
Chain link	100%	2-4	\$3,800	2038				**
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$3,400	2048				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Perimeter Walls</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2048				**
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033				**
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,100	2033				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North And West Area Ways</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And West Area Ways</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	100%			2028	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$24,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Raceway								
Conduit	100%			2028	\$3,700	1		
Panelboards								
Fused Disc Sw	10%			2027	\$1,500	5	\$100	
Molded Case Bkrs	50%			2027	\$7,500	5	\$400	
Molded Case Bkrs	40%	0-2	\$6,000	2053		**	\$200	
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Wiring								
Thermoplastic	100%			2028	\$8,200	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 ENFORCEMENT GARAGE**  
**Asset # : 14810**

<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								
Motor Controllers								
Locally Mounted	100%			2026	\$28,700	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$35,500	10	\$14,900	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%	Now	\$14,200	2038		**		
		<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
HID	30%			2023	\$79,500	10	\$300	
Exterior Lighting								
HID	20%			2023	\$24,500	10		
No Component	80%							

<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								
Fuel Oil No 2	100%			2038	**	5	\$10,100	
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$32,200	
Distribution								
Steam Piping/Pump	100%	Now	\$13,400	2028	\$134,400			
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Vacuum Pump In Basement And Throughout</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Throughout</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Vacuum Pump, Basement</i>						
Terminal Devices								
Convactor/Radiator	45%			2026	\$73,200	1	\$4,700	
Fan Coil Unit/Heat	5%			2023	\$22,800	1	\$500	
Unit Heater - Steam	50%			2028	\$54,300	4	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$12,700	1		
No Component	80%							
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**  
**BRONX ENFORCEMENT GARAGE**  
**Asset # : 14810**

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 Stainless Steel	30%			LIFE	**			
No Component	70%							
Exhaust Fans								
Roof	20%			2033	**	2	\$200	
Wall Unit	70%			2023	\$7,600	2	\$700	
No Component	10%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	\$2,300	2038	**	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Insulation Deteriorated</i>					
Galvanized Steel	50%	Now	\$1,300	2026	\$66,700	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Insulation Deteriorated</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	Now	\$100	2021	\$1,000	4	\$700	
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2038	**	1-5	\$3,300	

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : **BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11**  
**Address** : **1824 SHORE PARKWAY**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0036.000 / 122** **Yr Built/Renovated** : **1983 / 2001**  
**Area Sq Ft** : **76,915** **Project Type** : **SANITATION**  
**Date of Survey** : **19-Apr-2017** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **6943** **Lot** : **2** **BIN** : **3378180**

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$3,219,800	\$129,100
Interior Architecture	\$792,600	\$158,100
Electrical		\$416,200
Mechanical	\$660,600	\$1,961,500
Site Pavements	\$130,300	
<b>Total</b>	<b>\$4,803,300</b>	<b>\$2,664,800</b>
Importance Code A	\$3,219,800	\$129,100
Importance Code B	\$1,444,400	\$2,535,700
Importance Code C	\$139,000	
<b>Total</b>	<b>\$4,803,300</b>	<b>\$2,664,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$8,100	\$9,400		
Interior Architecture	\$23,300		\$12,900	\$6,200
Electrical	\$2,900	\$1,300	\$2,200	\$2,700
Mechanical	\$80,000	\$8,900	\$27,000	\$10,200
Site Pavements	\$13,300			
<b>Total</b>	<b>\$127,600</b>	<b>\$19,600</b>	<b>\$42,100</b>	<b>\$19,100</b>
Importance Code A	\$11,500	\$12,800	\$3,400	\$3,400
Importance Code B	\$94,300	\$6,800	\$38,700	\$15,700
Importance Code C	\$21,800			
<b>Total</b>	<b>\$127,600</b>	<b>\$19,600</b>	<b>\$42,100</b>	<b>\$19,100</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**  
**BROOKLYN 11 BORO ENFORCEMENT 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 Cavity	60%	0-2	\$271,300	LIFE	**	5	\$72,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	30%	Now	\$2,053,300	2048	**	5	\$56,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2045	**	5	\$18,900	
Window Wall	5%			2038	**	5	\$22,700	
Windows								
Aluminum	100%	Now	\$678,700	2053	**	5	\$8,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$8,100	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Masonry: Brick Cavity	90%	Now	\$79,800	LIFE	**	5	\$5,800	1
<i>Loose Units, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above 2nd Floor Offices</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parapet Walls Above 2nd Floor Offices</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Parapet Walls Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Main Entry To Administration Offices</i>								
Roof								
Modified Bitumen	78%	2-4	\$22,300	2033	**			
<i>Alligating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Above Garages</i>								
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Above Garages</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Above Garages</i>								
Modified Bitumen	20%	0-2	\$114,400	2038	**			
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Above 2nd Floor Offices</i>								
<i>Worm/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Above 2nd Floor Offices</i>								
Skylight, Plastic	2%			2041	**	1		

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		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	70%			LIFE	**	5	\$316,100	
Ceramic Tile	7%			2037	**	5	\$7,200	
Panel/Paver: Cer/Brk	3%			2044	**	5	\$7,000	
Vinyl Tile	20%	Now	\$175,200	2038	**	3	\$7,700	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	55%	2-4	\$51,200	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Gypsum Board	15%	Now	\$2,600	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors And Garage Workshops</i>								
Masonry: Brick	5%			LIFE	**	10	\$600	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	25%			2041	**	5	\$25,800	
Exposed Struc: Steel	30%	4+	\$325,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garages</i>								
Exposed Struc: Steel	40%			LIFE	**	10	\$82,600	
Gypsum Board	5%			LIFE	**	5-10	\$17,700	
Site Enclosure								
Fence/Gates								
Chain link	100%			2038	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$42,500	2033	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Truck Bay Entrances</i>								
On-Site Walkways								
Cast in Place Concrete	60%			2041	**			
Pavers/Stone	40%	0-2	\$13,300	2031	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walkway To Administrative Office Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkway To Administrative Office Entrance</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$87,900	2031	**			
<i>Potholes, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Parking Area And Delivery Area</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Parking Area And Delivery 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**  
**BROOKLYN 11 BORO ENFORCEMENT 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>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,500	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- Main Service Disconnect Switches Rated @ 3000 Amperes Each</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$48,800	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 3- Vertical Sections</i>							
<hr/>								
Raceway								
Conduit	95%			2028	\$8,900	1		
Conduit	5%			2048	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2027	\$1,500	5	\$100	
Molded Case Bkrs	95%			2027	\$28,400	5	\$1,900	
<hr/>								
Wiring								
Thermoplastic	5%			2048	**	1		
Thermoplastic	95%			2028	\$19,400	1		
<hr/>								
Motor Controllers								
Locally Mounted	20%			2026	\$11,500	5	\$100	
Motor Control Center	80%			2026	\$10,600	5	\$1,700	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$31,600	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And Locker Room</i>							
HID	50%			2033	**	10	\$1,100	
<hr/>								
Egress Lighting								
Emergency, Battery	45%			2028	\$41,800	10	\$7,500	
Emergency, Battery	5%			2033	**	10	\$800	
Exit, Service	40%			2028	\$7,400	1		
Exit, Service	10%			2033	**	1		
<hr/>								
Exterior Lighting								
HID	30%			2023	\$87,000	10	\$100	
No Component	70%							
<hr/>								
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2028	\$238,600	1-3	\$14,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Mechanical Rooms</i>							
	<i>Explanation : Alarm Bells And Manual Pull Stations Only</i>							

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

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

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

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

<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%			2038	**	5	\$21,400	
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$34,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$20,100	2027	\$100,500	4	\$3,400	
		<i>Corroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout The Garage</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout Garage</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Circulating Pump In Boiler Room</i>						
Terminal Devices								
Convactor/Radiator	20%	Now	\$6,900	2026	\$69,000	1	\$4,000	
		<i>Damaged, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Unit Heater - Hot Water	60%			2028	\$144,900			
Unit Heater - Hot Water	20%			2036	**			
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	25%	Now	\$130,600	2038	**	2	\$800	
		<i>Abandoned in Place, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : 2 Units, Roof</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Roof</i>						
Split Unit	20%	Now	\$275,300	2038	**			
		<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : 4 Units, Roof</i>						
Split Unit	5%			2028	\$68,800			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 1 Unit, Roof</i>						
Window/Wall Unit	10%			2021	\$13,400	1		
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	\$36,800	1	\$1,100	
Fan Coil - 2 Pipe	20%	Now	\$147,200	2038	**	1	\$4,000	
		<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Office Area</i>						
No Component	75%							
<b>Ventilation</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 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11**  
**Asset # : 122**

<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	100%	Now	\$59,400	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	\$21,400	2028	\$107,100	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%	Now	\$48,100	2028	\$480,700	1		
<i>Not Insulated, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Water Heater								
Oil Fired	100%			2026	\$53,500	1	\$2,000	
HW Heat Exchanger								
HTHW/HW	100%			2038	**			
Sanitary Piping								
Cast Iron	100%	Now	\$23,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Garage</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2028	\$16,400	1	\$4,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2028	\$268,700	1-5	\$36,100	
Sprinkler								
Generic	100%			2028	\$631,400	1-2	\$19,300	

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : **BROOKLYN 12 GARAGE MAIN BUILDING**  
**Address** : **56-02 19 AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0053.000 / 4196** **Yr Built/Renovated** : **1923 / 2007**  
**Area Sq Ft** : **66,000** **Project Type** : **SANITATION**  
**Date of Survey** : **13-May-2015** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **5480** **Lot** : **42** **BIN** : **3253262**

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$2,657,000	\$222,500
Interior Architecture	\$968,800	\$145,300
Electrical	\$2,600	\$704,900
Mechanical	\$449,000	\$468,300
<b>Total</b>	<b>\$4,077,400</b>	<b>\$1,541,100</b>
Importance Code A	\$2,657,000	\$222,500
Importance Code B	\$1,126,200	\$1,318,600
Importance Code C	\$294,200	
<b>Total</b>	<b>\$4,077,400</b>	<b>\$1,541,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$20,900			
Interior Architecture	\$105,200			\$2,200
Electrical	\$300	\$800	\$17,300	
Mechanical	\$20,000	\$7,300	\$55,200	\$7,300
<b>Total</b>	<b>\$146,400</b>	<b>\$8,100</b>	<b>\$72,500</b>	<b>\$9,500</b>
Importance Code A	\$23,900	\$2,900	\$3,100	\$2,900
Importance Code B	\$71,600	\$5,100	\$69,400	\$6,600
Importance Code C	\$50,900			
<b>Total</b>	<b>\$146,400</b>	<b>\$8,100</b>	<b>\$72,500</b>	<b>\$9,500</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 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	\$1,405,200	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	\$98,300	2031	**	5	\$25,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$726,100	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	\$20,900	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	\$285,600	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>								

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

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

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

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

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								
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	\$141,700	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	\$69,000	LIFE	**	5	\$145,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$25,700	2029	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$150,400	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	\$294,200	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	\$23,100	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	\$27,800	LIFE	**			
<i>Cracking/Crumbling, 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**  
**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	\$28,600	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	\$455,200	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	\$48,800	5	\$300	
Raceway								
Conduit	90%			2026	\$8,400	1		
Conduit	10%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$3,000	5	\$200	
Molded Case Bkrs	80%			2025	\$23,900	5	\$1,400	
Molded Case Bkrs	10%			2034	**	5	\$200	
Wiring								
Thermoplastic	90%			2026	\$18,400	1		
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$40,200	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.  
Estimates are rounded to the nearest hundred dollars.

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

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

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

<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	\$38,800	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	\$2,600	10	\$1,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets And Basement</i>								
HID	68%			2026	\$328,300	10	\$1,300	
Egress Lighting Exit, Service	100%			2021	\$15,900	1		
Exterior Lighting HID	100%			2026	\$248,800	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	\$8,600	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	\$77,600	4	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	40%	0-2	\$311,200	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	\$5,900	2024	\$59,200	1	\$3,400	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	40%			2026	\$331,500	1	\$7,600	

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

<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>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2034	**	1	
Conversion Equipment								
	Window/Wall Unit	20%			2021	\$23,100	1	
	No Component	80%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,000
Exhaust Fans								
	Interior	70%			2021	\$137,800	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	\$27,600	2	\$500
				<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>				
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	
Water Heater								
	Gas Fired	100%			2026	\$33,700	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)								
	Non-Submersible	100%			2021	\$9,400	4	\$1,400
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Backflow Preventer								
	Generic	100%			2026	\$14,100	1	\$3,600
Fixtures								
	Generic	100%						
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%			2036	**	1-5	\$29,800

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BROOKLYN 12 GARAGE Q.A.U. OFFICE  
**Address** : 56-02 19 AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0053.020 / 4461 **Yr Built/Renovated** :  
**Area Sq Ft** : 10,000 **Project Type** : SANITATION  
**Date of Survey** : 13-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5494 **Lot** : 89 **BIN** : 3328495

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$68,200	
Interior Architecture	\$79,700	
Electrical	\$2,600	\$86,100
<b>Total</b>	<b>\$150,400</b>	<b>\$86,100</b>
Importance Code A	\$68,200	
Importance Code B	\$82,300	\$86,100
<b>Total</b>	<b>\$150,400</b>	<b>\$86,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$13,200			
Interior Architecture	\$10,400			\$1,700
Electrical	\$9,700		\$400	
Mechanical	\$2,200	\$900	\$2,900	\$1,100
<b>Total</b>	<b>\$35,600</b>	<b>\$900</b>	<b>\$3,300</b>	<b>\$2,800</b>
Importance Code A	\$13,700	\$400	\$500	\$400
Importance Code B	\$17,400	\$400	\$2,900	\$2,300
Importance Code C	\$4,500			
<b>Total</b>	<b>\$35,600</b>	<b>\$900</b>	<b>\$3,300</b>	<b>\$2,800</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**  
**BROOKLYN 12 GARAGE Q.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	\$68,200	2031	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$13,200	2034	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Single Ply Membrane	100%			2034	**	10	\$19,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Interior</b>								
Floors								
Vinyl Tile	70%	Now	\$79,700	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	\$2,000	
<hr/>								
Interior Walls								
Gypsum Board	100%	Now	\$4,500	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$5,400	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 Amperes Main Disconnect Switch</i>								
<hr/>								
Raceway								
Conduit	100%			2036	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$300	
<hr/>								
Wiring								
Thermoplastic	100%			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**  
**BROOKLYN 12 GARAGE Q.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>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2024	\$29,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,500	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	\$48,400	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	\$2,600	10	\$400	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Exterior Lighting								
HID	100%			2026	\$37,700	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	\$400	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2024	\$17,500	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	

*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 12 GARAGE Q.A.U. OFFICE**  
**Asset # : 4461**

<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>
Ventilation								
	Exhaust Fans							
	Roof	10%	Now	\$1,400	2036	* *	2	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 67%</i>						
		<i>Location : Roof, 2 Of 3 Defective Exhaust Fans</i>						
	Roof	90%			2026	\$12,500	2	\$200
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2036	* *	1	
	Water Heater							
	Oil Fired	100%			2024	\$7,000	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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$288,700	
Electrical	\$187,600	\$41,000
<b>Total</b>	<b>\$476,300</b>	<b>\$41,000</b>
Importance Code A	\$288,700	
Importance Code B	\$187,600	\$41,000
<b>Total</b>	<b>\$476,300</b>	<b>\$41,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$30,300			\$300
Interior Architecture	\$47,500		\$18,800	\$700
Electrical	\$300	\$600	\$39,300	\$200
Mechanical	\$17,800	\$3,700	\$8,200	\$3,500
<b>Total</b>	<b>\$95,800</b>	<b>\$4,200</b>	<b>\$66,300</b>	<b>\$4,800</b>
Importance Code A	\$31,500	\$1,200	\$1,300	\$1,600
Importance Code B	\$36,100	\$3,000	\$65,000	\$3,200
Importance Code C	\$28,200			
<b>Total</b>	<b>\$95,800</b>	<b>\$4,200</b>	<b>\$66,300</b>	<b>\$4,800</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**  
**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	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$23,100	
Masonry: Brick	18%	Now	\$17,900	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	\$7,200	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	
Windows								
Aluminum	15%			2042	**	5	\$700	
Steel	85%	Now	\$196,500	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>								
Parapets								
Masonry: Brick	95%	Now	\$38,400	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	\$200	
Roof								
Modified Bitumen	100%			2031	**	10	\$53,700	
Interior								
Floors								
Ceramic Tile	5%			2029	**	5	\$1,900	
Traffic Topping	80%			2031	**	5	\$37,600	
Vinyl Tile	15%	Now	\$14,400	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	\$6,800	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	\$20,800	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	\$3,800	
Exposed Struc: Steel	15%			LIFE	**			
Plaster	5%			LIFE	**	5	\$1,200	

<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%			2026	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$24,400	5	\$100	
<b>Raceway</b>								
Conduit	95%			2026	\$3,600	1		
Conduit	5%			2046	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2025	\$700	5		
Molded Case Bkrs	90%			2025	\$13,400	5	\$700	
Molded Case Bkrs	5%			2042	**	5		
<b>Wiring</b>								
Thermoplastic	95%			2026	\$7,700	1		
Thermoplastic	5%			2046	**	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2024	\$17,200	5	\$200	
Locally Mounted	20%			2039	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$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**  
**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>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2026	\$5,500	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	\$16,500	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	\$82,000	10	\$300	
HID	20%			2026	\$41,000	10	\$200	
<b>Egress Lighting</b>								
Emergency, Battery	20%			2031	**	10	\$1,200	
Emergency, Battery	30%			2021	\$10,100	10	\$1,800	
Exit, Service	20%			2031	**	1		
Exit, Service	30%			2021	\$2,000	1		
<b>Exterior Lighting</b>								
HID	100%			2021	\$105,600	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2026	\$16,900	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>Priority</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	\$1,900	
<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		

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	10%		2024	\$4,900	1		
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$14,000	
Exhaust Fans							
Interior	30%		2034	**	2	\$200	
Roof	70%		2034	**	2	\$500	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2036	**	1		
Water Heater							
Gas Fired	100%		2019	\$14,300	2	\$400	
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2046	**	1-5	\$13,100	

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

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

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



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$349,700	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 And Throughout</i>					
Metal Coiling Doors	10%	Now	\$116,900	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	\$85,100	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	\$163,000	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>					

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
Windows								
Steel	100%	Now	\$361,400	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	\$113,700	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	\$9,800	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	\$97,700	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**

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		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	\$103,800	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	\$49,900	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	\$6,600	LIFE	**	5	\$2,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Stair Well</i>								
Masonry: Brick	45%	Now	\$125,500	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	\$4,800	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>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$7,100	2031	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$14,200	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	\$37,800	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	30%	Now	\$370,800	LIFE	**			
<i>Paint Peeling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Garage</i>								
Exposed Struc: Steel	5%	2-4	\$61,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Locker Room</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%			2026	\$1,500	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>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$24,400	5	\$200	
Raceway								
Conduit	90%			2026	\$3,400	1		
Conduit	10%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$1,500	5	\$100	
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	65%			2025	\$9,700	5	\$800	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Thermoplastic	90%			2026	\$7,300	1		
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$28,700	5	\$200	
Locally Mounted	20%	0-2	\$7,200	2046	**	5		
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</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 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	\$600	
Lighting								
Interior Lighting								
Fluorescent	50%			2026	\$42,900	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	\$160,200	10	\$600	
Egress Lighting								
Exit, Service	90%			2026	\$9,500	1		
Exit, Service	10%	Now	\$1,100	2036	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Exterior Lighting								
HID	80%			2026	\$132,100	10	\$100	
HID	20%	Now	\$33,000	2036	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$64,000	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		

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

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

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

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

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	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>							
Distribution								
Central Plant Steam Piping/Pmp	90%			2026	\$559,300	4	\$1,700	
No Component	10%							
Terminal Devices								
Convactor/Radiator	25%			2024	\$49,100	1	\$3,200	
Unit Heater - Steam	65%			2031	**	4	\$3,500	
	<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		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$15,300	1		
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
	<i>Explanation : Not Used For Long Time</i>							
Exhaust Fans								
Interior	20%			2021	\$26,100	2	\$200	
Roof	20%			2026	\$12,200	2	\$200	
No Component	60%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	70%			2036	**	1		
Galvanized Steel	30%			2024	\$48,300	1		
Water Heater								
Electric	50%			2024	\$16,200	4	\$200	
Gas Fired	50%			2019	\$11,200	2	\$300	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	\$53,800	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/>								

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : **BROOKLYN 17/18 SANITATION GARAGE**  
**Address** : **105-01 FOSTER AVE. / AVE. D AND FOSTER AVE.**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0040.000 / 4136**                      **Yr Built/Renovated** : **1991 / 1998**  
**Area Sq Ft** : **171,164**                      **Project Type** : **SANITATION**  
**Date of Survey** : **22-Oct-2015**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **5426**                      **Lot** : **1**                      **BIN** : **3378181**

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$3,980,900	\$223,200
Interior Architecture	\$2,260,700	\$520,300
Electrical	\$358,300	\$769,200
Mechanical	\$775,100	\$256,200
<b>Total</b>	<b>\$7,375,000</b>	<b>\$1,769,000</b>
Importance Code A	\$4,112,800	\$279,800
Importance Code B	\$3,016,000	\$1,400,400
Importance Code C	\$246,300	\$88,800
<b>Total</b>	<b>\$7,375,000</b>	<b>\$1,769,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$37,500			
Interior Architecture			\$3,800	\$25,600
Electrical	\$33,200	\$4,500	\$2,600	\$18,500
Mechanical	\$66,000	\$19,400	\$33,700	\$56,400
<b>Total</b>	<b>\$136,700</b>	<b>\$23,900</b>	<b>\$40,100</b>	<b>\$100,400</b>
Importance Code A	\$67,500	\$8,500	\$8,500	\$8,800
Importance Code B	\$69,200	\$15,500	\$31,700	\$91,600
<b>Total</b>	<b>\$136,700</b>	<b>\$23,900</b>	<b>\$40,100</b>	<b>\$100,400</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**  
**BROOKLYN 17/18 SANITATION GARAGE**  
**Asset # : 4136**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	50%	Now	\$873,700	LIFE	**	5	\$58,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations, West Facade, Above And Flanking Door Openings</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners At 2nd Story Towers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Story Walls Flanking Garages</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, West Facade, Above And Flanking Of Door Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners At 2nd Story Towers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Where 2nd Story Towers Meet Gararge Roof Line. Both Sides</i>								
Metal Coiling Doors	50%	Now	\$330,600	2032	**	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	\$86,600	2043	**	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>								

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

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

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								
Cast Stone/Terra Cotta	60%	Now	\$603,500	LIFE	**	5	\$73,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Crazing, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Above Garages And 2nd Floor Roofs</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner - 2nd Story Roof</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Low Parapet Walls Above Garages</i>								
Concrete Masonry Unit	20%	Now	\$8,200	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Below Coping Stone - Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Parapet Wall, Throughout</i>								
Masonry: Brick Cavity	20%	Now	\$29,200	LIFE	**	5	\$3,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Corners Of 2nd Story Roofs</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Parapet Walls Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Roof - South West Corner</i>								
Roof								
Built-Up (BUR)	95%	Now	\$2,086,500	2037	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Garage Floor</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Exhaust Hood Penetration, Garage 18</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Garage Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Story Roofs</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Garage Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Conduit Box At Garage 17, Garage Ceilings Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Garage Floor</i>								
Skylight, Plastic	5%			2040	**	1		

## Interior

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	77%	Now	\$614,500	LIFE	**	5	\$431,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Back Up From Oil Separator Floods Garage Regularly</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Both Garages - Receive Back Up From Oil Separator.</i>								
<i>Explanation : Floor Drains Dysfunctional</i>								
Ceramic Tile	3%			2036	**	5	\$7,700	
Quarry Tile	12%			2032	**	5	\$46,100	
Vinyl Tile	8%	Now	\$174,000	2037	**	3	\$7,700	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout First Floor Offices</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	80%	Now	\$246,300	LIFE	**	5	\$88,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Walls Facing Garages. Water From Roof Above</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$310,300	2047	**	5	\$19,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office, Locker Room And Corridors</i>								
Exposed Struc: Steel	85%	Now	\$915,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Garages</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Garages</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Garages</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Conduit Box (Garage 17) And 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%			2037	**	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%			2037	**	5	\$700	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	80%			2037	**	1		
Conduit	20%			2027	\$4,500	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$200	
Molded Case Bkrs	85%			2035	**	5	\$3,800	
Molded Case Bkrs	10%			2026	\$6,000	5	\$500	
Wiring								
Thermoplastic	90%			2037	**	1		
Thermoplastic	10%			2027	\$4,900	1		
Motor Controllers								
Locally Mounted	20%			2025	\$28,700	5	\$200	
Motor Control Center	80%			2032	**	5	\$3,700	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage 17</i>								
<i>Explanation : Water Main</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2027	\$112,300	10	\$47,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	10%			2027	\$37,400	10	\$15,700	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Repair Shops</i>								
HID	35%			2032	**	10	\$1,900	
HID	5%	Now	\$69,800	2037	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	20%			2027	\$279,300	10	\$1,100	
Egress Lighting								
Emergency, Battery	40%			2027	\$92,200	10	\$16,500	
Emergency, Battery	10%			2022	\$23,000	10	\$4,100	
Exit, Service	35%			2027	\$16,100	1		
Exit, Service	15%			2022	\$6,900	1		
Exterior Lighting								
HID	15%			2027	\$96,800	10	\$100	
HID	5%	Now	\$32,300	2037	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
<b>Alarm</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 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>	

**Alarm**

## Security System

No Component  
Generic

85%  
15%

2027

\$77,500

1

\$9,600

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

## Fire/Smoke Detection

No Component  
Generic, Analog

85%  
15%

Now

\$265,500

2037

\* \*

1-3

\$14,400

*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**

## Energy Source

Natural Gas  
Interruptible Gas/Dual  
Fuel

85%  
15%

2047  
2037

\* \*  
\* \*

1  
1

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

## Conversion Equipment

Furnace  
Furnace

15%  
35%

0-2

\$131,900

2027  
2037

\$56,500  
\* \*

1  
1

\$12,700  
\$26,700

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

## Hot Water Boiler

48%

2032

\* \*

1

\$40,600

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

## Hot Water Boiler

2%

0-2

\$24,700

2047

\* \*

1

\$1,500

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

## Distribution

Hot Wtr Piping/Pump  
No Component

15%  
85%

2035

\* \*

4

\$1,900

## Terminal Devices

Convactor/Radiator  
Convactor/Radiator

10%  
5%

0-2

\$42,800

2032  
2047

\* \*  
\* \*

1  
1

\$5,500  
\$2,500

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

No Component

85%

**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**  
**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
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	Now	\$129,600	2037	**	2	\$800	
<i>Broken, Extent : Severe, Area Affected : 15%</i>								
<i>Location : District 17 Roof, Multiple Mechanical And Or Electrical Defects On 1 Of 2 Units, Unit Over Garage 18 As A Defective Compressor</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	5%			2022	\$16,700	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$147,500	LIFE	**	2-5	\$9,500	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$85,900	
Exhaust Fans								
Roof	50%	0-2	\$132,900	2037	**	2	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof, 30 Of 60 Exhaust Fan With Multiple Mechanical And Or Electrical Defects</i>								
Roof	50%			2027	\$132,900	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	25%	0-2	\$24,400	2027	\$24,400	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%			2020	\$73,200	2	\$1,900	
Sanitary Piping								
Cast Iron	10%	0-2	\$117,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backup On Garage Floor During Heavy Rain, Staff Complains Of Foul Odor During Heavy Rain Event</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$86,300	
Sprinkler								
Generic	100%			2047	**	1-2	\$47,900	

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

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

<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								
	Chemical System							
	No Component	50%						
	Generic	50%			2022	\$1,000	1-3	\$2,000

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



**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	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$64,400	
Metal Panel	5%	Now	\$10,300	2036	**	5	\$13,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$811,200	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>								
Windows								
Aluminum	10%	Now	\$32,200	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%							
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$4,600	
Metal Rail	40%			2039	**	5-10	\$54,900	
Roof								
Modified Bitumen	100%	Now	\$33,900	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$88,900	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	\$169,400	2046	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	22%	Now	\$68,500	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>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%	Now	\$8,200	2029	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	Now	\$22,000	LIFE	**	5	\$8,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area</i>								
SGFT/Glazed Masonry	57%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	Now	\$39,500	2024	\$197,600	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	**			
<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>Priority</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 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$48,800	5	\$400	
<b>Raceway</b>								
Conduit	100%			2026	\$9,400	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2025	\$1,500	5	\$100	
Molded Case Bkrs	95%			2025	\$28,400	5	\$2,300	
<b>Wiring</b>								
Thermoplastic	100%			2026	\$20,400	1		
<b>Motor Controlllers</b>								
Locally Mounted	40%			2024	\$28,700	5	\$200	
Motor Control Center	60%			2024	\$9,900	5	\$1,500	

**Ground**

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

*Maintenance \$ are aggregated over a ten-year period. Site 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>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>
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
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	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$9,900	
Exit, Service	50%			2026	\$11,000	1		
Exterior Lighting								
HID	100%			2021	\$343,700	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2026	\$471,300	1-3	\$28,100	
<i>Not in Service, Extent : Moderate, 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>	<b>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$25,300	
Conversion Equipment								
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>								
Distribution								
Hot Wtr Piping/Pump	100%			2025	\$119,100	4	\$4,000	
Terminal Devices								
Air Handler	10%			2031	**	1	\$5,100	
Convactor/Radiator	20%			2031	**	1	\$5,300	
Unit Heater - Steam	70%	Now	\$19,100	2021	\$191,200	4	\$5,200	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		

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

Maintenance \$ are aggregated over a ten-year period. Site 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>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>								
Exterior 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	\$15,900	1		
No Component	40%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$35,200	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	\$12,700	2021	\$126,900	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	\$46,600	2	\$1,200	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%	Now	\$8,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2026	\$13,000	4	\$1,900	
<i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<b>Backflow Preventer</b>								
Generic	100%			2026	\$19,400	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	

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : **BROOKLYN 8 SANITATION GARAGE**  
**Address** : **1760 ATLANTIC AVENUE BTWN SCHENECTADY - UTICA AVES**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0035.000 / 121**                      **Yr Built/Renovated** : **1982 /**  
**Area Sq Ft** : **36,154**                      **Project Type** : **SANITATION**  
**Date of Survey** : **25-Apr-2017**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **1336**                      **Lot** : **18**                      **BIN** : **3330693**

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,182,000	
Interior Architecture	\$938,300	\$69,200
Electrical		\$112,100
Mechanical		\$1,001,400
Site Pavements	\$119,200	
<b>Total</b>	<b>\$2,239,400</b>	<b>\$1,182,700</b>
Importance Code A	\$1,182,000	\$23,900
Importance Code B	\$1,057,400	\$1,158,800
<b>Total</b>	<b>\$2,239,400</b>	<b>\$1,182,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$29,900			
Interior Architecture	\$88,700			\$1,800
Electrical	\$1,300	\$600	\$700	\$1,300
Mechanical	\$92,500	\$4,600	\$8,800	\$5,500
Site Enclosure	\$15,100			
Site Pavements	\$2,200			
<b>Total</b>	<b>\$229,700</b>	<b>\$5,200</b>	<b>\$9,500</b>	<b>\$8,600</b>
Importance Code A	\$62,900	\$1,800	\$1,800	\$1,800
Importance Code B	\$98,600	\$3,500	\$7,700	\$6,800
Importance Code C	\$68,300			
<b>Total</b>	<b>\$229,700</b>	<b>\$5,200</b>	<b>\$9,500</b>	<b>\$8,600</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 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	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	70%	Now	\$175,900	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Entry Doors - North And South Street Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade At Expansion Joint</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade At Entrance Doors</i>								
Metal Coiling Doors	30%	Now	\$519,300	2048	**	5	\$14,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Garage Doors</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Garage Doors</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Doors - Both Facades</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$6,500	2036	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Broken Screens - Lounge, Corridor And Locker Rooms</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Windows Throughout</i>								
<b>Parapets</b>								
Concrete Masonry Unit	80%	Now	\$9,000	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Walls</i>								
Metal Panel	5%	2-4	\$1,700	2038	**	5	\$400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	15%	Now	\$12,800	2048	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And West Parapets</i>								
<b>Roof</b>								
Built-Up (BUR)	95%	Now	\$180,500	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Roof Well Beyond Useful Life - Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$306,400	2058	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Above Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Garage</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 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
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	65%	Now	\$98,500	LIFE	**	5	\$69,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : South West Corner Of Garage And Entry From Pacific And Atlantic Avenues</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 80%</i>								
<i>Location : Garage Surface Throughout</i>								
Ceramic Tile	5%	Now	\$14,100	2031	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Area In Locker Rooms</i>								
Vinyl Tile	30%	Now	\$123,900	2038	**	3	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Corridors, 1st And 2nd Floor Offices, Lunch Room And Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$6,500	2031	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Shower Areas Within Locker Rooms</i>								
Concrete Masonry Unit	62%	4+	\$32,300	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanics Area And 1st Floor Offices</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanics Area And 1st Floor Offices</i>								
Glass: Single Pane	3%			LIFE	**	5	\$1,100	
Gypsum Board	30%	Now	\$11,700	LIFE	**	5	\$4,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%	Now	\$23,600	2033	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Lounge And Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 1st And 2nd Floors Throughout</i>								
Exposed Struc: Steel	70%	4+	\$715,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South West Corner Of Garage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain link	100%	Now	\$15,100	2038	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gates At Pacific Avenue</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 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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$119,200	2048				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Sidewalks At Pacific And Atlantic Avenues</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sidewalks At Pacific And Atlantic Avenues</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041				**
Parking/Driveway								
Asphalt	100%	Now	\$2,200	2031				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Side Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		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%			2028	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Not Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$24,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2028	\$3,700	1		
Panelboards								
Fused Disc Sw	5%			2027	\$700	5		
Molded Case Bkrs	95%			2027	\$14,200	5	\$900	
Wiring								
Thermoplastic	100%			2028	\$8,200	1		
Motor Controllers								
Locally Mounted	100%			2026	\$28,700	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$1,100
Lighting								

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

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

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

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

<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	60%			2033	**	10	\$19,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Locker Rooms</i>								
Fluorescent	10%			2033	**	10	\$3,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanic Shop</i>								
HID	30%			2033	**	10	\$400	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2033	**	10	\$4,400	
Exit, Service	50%			2033	**	1		
<b>Exterior Lighting</b>								
HID	20%			2028		10	\$27,300	
No Component	80%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$112,100	1-3	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways, Offices And Garage</i>								
<i>Explanation : Srobe Lights, Manual Pull Stations, Alarm Bells</i>								
<hr/>								
<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	30%			2038	**	5	\$3,400	
Natural Gas	70%			2038	**	1		
<b>Conversion Equipment</b>								
Furnace	40%	Now	\$31,800	2038	**	1	\$6,400	
<i>Abandoned in Place, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 4 Roof Top Package Units, Roof</i>								
Furnace	20%			2028	\$15,900	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Explanation : 4 Gas Fired Modine Heaters</i>								
Furnace	10%			2028	\$8,000	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Top Package Unit</i>								
Hot Water Boiler	30%			2033	**	1	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</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 8 SANITATION GARAGE**  
**Asset # : 121**

<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>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	30%	Now	\$300	2036	**	4	\$500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
No Component	70%							
<b>Terminal Devices</b>								
Convactor/Radiator	20%			2026	\$36,200	1	\$2,300	
Unit Heater - Steam	10%			2028	\$12,100	4	\$500	
No Component	70%							
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2036	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	10%			2028	\$42,300	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1 Roof Top Unit, R-22, Roof</i>								
Ext Pkg Unit - Heating/Cooling	40%			2023	\$169,300	2	\$900	
<i>Abandoned in Place, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 4 Roof Top Package Units, R-22, Roof</i>								
Window/Wall Unit	5%			2023	\$3,500	1		
No Component	45%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	0-2	\$31,200	LIFE	**	2-5	\$20,200	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage, Pacific Street Side</i>								
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage, Pacific Street Side</i>								
<b>Exhaust Fans</b>								
Roof	100%	Now	\$11,200	2028	\$56,100	2	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	80%			2028	\$201,600	1		
Galvanized Steel	20%	0-2	\$1,500	2026	\$29,700	1		
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Water Main Area</i>								
<b>Water Heater</b>								
Gas Fired	100%			2026	\$20,600	2	\$500	
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$12,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Wash Bay 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**  
**BROOKLYN 8 SANITATION GARAGE**  
**Asset # : 121**

<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>Plumbing</b>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2028	\$140,900	1-5	\$18,900	
Sprinkler								
Generic	100%			2028	\$331,000	1-2	\$10,100	
Chemical System								
Generic	100%			2021	\$1,900	1-3	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Garage Fuel Station</i>						
		<i>Explanation : 1 Set</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$2,448,800	\$241,000
Interior Architecture	\$601,500	\$183,300
Electrical	\$591,700	
Mechanical	\$54,300	
<b>Total</b>	<b>\$3,696,200</b>	<b>\$424,300</b>
Importance Code A	\$2,448,800	\$241,000
Importance Code B	\$903,600	\$183,300
Importance Code C	\$343,800	
<b>Total</b>	<b>\$3,696,200</b>	<b>\$424,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$19,300		\$10,600	\$200
Interior Architecture		\$2,500		\$1,200
Electrical	\$25,500	\$800	\$33,200	
Mechanical	\$8,100	\$6,200	\$47,600	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$56,900</b>	<b>\$13,400</b>	<b>\$95,400</b>	<b>\$11,600</b>
Importance Code A	\$26,000	\$2,300	\$14,700	\$2,500
Importance Code B	\$31,000	\$11,100	\$80,600	\$9,100
Importance Code C				
<b>Total</b>	<b>\$56,900</b>	<b>\$13,400</b>	<b>\$95,400</b>	<b>\$11,600</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 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	\$8,500	
Masonry: Brick Cavity	70%	Now	\$713,400	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	\$5,100	
Metal Coiling Doors	5%			2031	**	5	\$21,300	
Pre-Cast Concrete	5%	Now	\$44,900	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Wood Overhead Doors	5%	Now	\$215,000	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	\$1,216,200	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	\$154,200	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	\$10,500	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>								

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

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

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

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

<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>								
Metal, Corrugated	10%	Now	\$8,800	2039	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Slope Roof Over Second Floor</i>								
Modified Bitumen	90%	Now	\$105,100	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	\$174,000	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	\$83,700	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	\$343,800	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	\$4,100	
SGFT/Glazed Masonry	70%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,900	
Exposed Concrete	85%			LIFE	**	5	\$13,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shops</i>								
Plaster	10%			LIFE	**	5	\$6,200	
<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>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**  
**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>	<b>Priority</b>
<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	\$43,900	2056	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%	2-4	\$4,900	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	\$8,900	1		
Conduit	5%			2036	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	15%			2025	\$4,500	5	\$200	
Molded Case Bkrs	80%			2025	\$23,900	5	\$1,400	
Molded Case Bkrs	5%			2034	**	5	\$100	
<hr/>								
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$12,200	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	5%			2036	**	1		
Thermoplastic	35%			2026	\$7,100	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2031	**	5		
Locally Mounted	40%			2024	\$20,100	5	\$200	
Motor Control Center	50%	2-4	\$5,800	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	\$86,400	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	\$172,000	10	\$700	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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>	<b>Priority</b>

## Lighting

Egress Lighting								
Emergency, Service	40%			2021	\$12,900	1		
Emergency, Battery	10%			2021	\$8,900	10	\$1,600	
Exit, Service	50%			2021	\$8,900	1		
Exterior Lighting								
HID	100%			2021	\$248,300	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>Priority</b>

## Heating

Energy Source								
Electricity	30%			2036	**	1		
Fuel Oil No 2	70%			2036	**	5	\$14,300	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried In Yard</i>								
<i>Explanation : 1 4000 Gallon Tank</i>								

Conversion Equipment								
Furnace	70%			2031	**	1	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout Mechanical Shop Of Garage Floor</i>								
<i>Explanation : Oil Fired Space Heaters</i>								
Radiant Heater	30%			2031	**	2	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Administrative Spaces And Locker Rooms</i>								
<i>Explanation : Electic Space Heaters</i>								

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	\$19,300	1		
No Component	85%							

## Ventilation

Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$22,000	
No Component	40%							
Exhaust Fans								
Roof	60%			2031	**	2	\$1,200	
Wall Unit	40%			2026	\$8,800	2	\$800	

## Plumbing

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**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</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>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	50%			2036	* *	1	
	Galvanized Steel	50%			2031	* *	1	
	Water Heater							
	Electric	100%			2021	\$54,300	4	\$400
	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	\$15,700	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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,002,600	\$59,500
Interior Architecture	\$642,700	\$72,800
Electrical	\$116,900	\$113,400
Mechanical	\$117,100	\$532,100
<b>Total</b>	<b>\$1,879,200</b>	<b>\$777,700</b>
Importance Code A	\$1,002,600	\$59,500
Importance Code B	\$876,600	\$718,300
<b>Total</b>	<b>\$1,879,200</b>	<b>\$777,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$500			
Interior Architecture	\$36,100		\$2,600	\$800
Electrical	\$200	\$300	\$10,300	
Mechanical	\$35,400	\$3,500	\$9,300	\$4,000
<b>Total</b>	<b>\$72,200</b>	<b>\$3,800</b>	<b>\$22,200</b>	<b>\$4,800</b>
Importance Code A	\$10,500	\$1,400	\$1,400	\$1,400
Importance Code B	\$25,600	\$2,500	\$20,700	\$3,400
Importance Code C	\$36,100			
<b>Total</b>	<b>\$72,200</b>	<b>\$3,800</b>	<b>\$22,200</b>	<b>\$4,800</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**  
**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	\$180,200	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	\$363,000	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	\$103,400	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	\$115,400	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	\$61,500	2051	**	5	\$700	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	70%	Now	\$179,000	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
Exterior								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$1,300	
Masonry: Brick	40%			LIFE	**	5	\$1,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$500	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,400	
Stucco Cement	10%			2039	**	5	\$1,000	
Roof								
Modified Bitumen	100%			2034	**	10	\$59,500	
Interior								
Floors								
Cast in Place Concrete	80%	0-2	\$345,600	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	\$53,000	2036	**	3	\$2,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2029	**	5	\$1,700	
Concrete Masonry Unit	40%	Now	\$30,000	LIFE	**	5	\$2,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors Through Annex</i>								
Gypsum Board	25%	Now	\$5,300	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	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$50,400	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	\$87,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Corner Of Garage</i>								
Plaster	65%	Now	\$106,300	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.  
Estimates are rounded to the nearest hundred dollars.

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

<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%			2026	\$1,500	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>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$24,400	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2026	\$3,700	1		
<hr/>								
Panelboards								
Fused Disc Sw	2%			2025	\$300	5		
Molded Case Bkrs	80%			2025	\$11,900	5	\$700	
Molded Case Bkrs	18%			2034	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	80%			2026	\$6,500	1		
Thermoplastic	20%			2036	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	80%			2024	\$23,000	5	\$200	
Locally Mounted	20%			2031	**	5		
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	40%			2026	\$24,300	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 And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	50%			2026	\$113,400	10	\$500	
<hr/>								
Egress Lighting								
Exit, Service	100%			2021	\$7,500	1		
<hr/>								
Exterior Lighting								
HID	100%			2021	\$116,900	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>Priority</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**  
**BROOKLYN SOUTH 6 GARAGE BK S6**  
**Asset # : 4193**

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								
Interruptible Gas/Dual Fuel	100%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$10,000	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>					
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$44,000	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>					
Terminal Devices								
Air Handler	50%			2026		1	\$8,600	
Convactor/Radiator	20%	Now	\$2,800	2024		1	\$1,600	
			<i>Damaged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Fan Coil Unit/Heat	30%	0-2	\$35,000	2026		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>					
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2026		1	\$600	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Garage</i>					
Exterior Pkg Unit - Cooling	5%			2026		2	\$100	
Window/Wall Unit	15%	0-2	\$800	2019		1	\$8,100	
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Garage, AC-014</i>					
No Component	75%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2026		1	\$3,600	
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.

**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>
Air Conditioning	Heat Rejection							
	Air Cooled Condenser Unit	5%			2026	\$700	2	\$1,000
	No Component	95%						
Ventilation	Distribution							
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,500
	Exhaust Fans							
	Interior	10%			2026	\$9,200	2	\$100
	Roof	90%	0-2	\$7,800	2026	\$38,800	2	\$600
	<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Ef 001 - Ef 003 Are Defective</i>							
Plumbing	H/C Water Piping							
	Brass/Copper	100%	0-2	\$3,900	2026	\$193,700	1	
	<i>Corroded, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Main Shutoff Valve Corroded</i>							
	Water Heater							
	Gas Fired	100%			2025	\$15,900	2	\$400
	<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	Sanitary Piping							
	Cast Iron	100%	0-2	\$38,000	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	\$14,500

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE  
**Address** : 52-35 58TH STREET ( ZOLA - 58-73 53RD AVENUE )  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0020.000 / 120 **Yr Built/Renovated** : 1964 / 2000  
**Area Sq Ft** : 765,094 **Project Type** : SANITATION  
**Date of Survey** : 20-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 2361 **Lot** : 268 **BIN** : 4054170

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$2,812,100	\$1,352,100
Interior Architecture	\$9,248,000	\$2,261,500
Electrical	\$225,500	\$1,678,400
Mechanical	\$3,994,900	\$15,415,900
Site Enclosure	\$55,300	
Site Pavements	\$175,900	\$659,000
<b>Total</b>	<b>\$16,511,700</b>	<b>\$21,366,900</b>
Importance Code A	\$2,812,100	\$1,352,100
Importance Code B	\$12,779,700	\$19,609,400
Importance Code C	\$919,900	\$405,500
<b>Total</b>	<b>\$16,511,700</b>	<b>\$21,366,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$9,700	\$18,500	\$21,000	
Interior Architecture	\$66,400		\$39,500	\$41,200
Electrical	\$100,000	\$74,600	\$100,500	\$83,500
Mechanical	\$96,000	\$71,900	\$139,800	\$125,000
Site Enclosure	\$12,800			
Site Pavements	\$1,500			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$310,000</b>	<b>\$188,700</b>	<b>\$324,500</b>	<b>\$273,400</b>
Importance Code A	\$9,700	\$18,500	\$42,800	
Importance Code B	\$275,500	\$170,200	\$269,700	\$273,400
Importance Code C	\$24,800		\$12,000	
<b>Total</b>	<b>\$310,000</b>	<b>\$188,700</b>	<b>\$324,500</b>	<b>\$273,400</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.



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site 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	\$133,600	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	\$576,700	
Metal Panel	5%			2048	**	5-10	\$152,500	
Metal Coiling Doors	15%	Now	\$376,900	2041	**	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%			2048	**	5	\$83,200	
Windows								
Aluminum	40%	Now	\$1,125,200	2053	**	5	\$13,400	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 1st And 4th Floor Offices</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : 1st And 4th Floor Offices</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : 1st And 4th Floor Offices</i>							
Aluminum	55%			2050	**	5	\$37,000	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4-6 Floors</i>							
Metal Louvers	5%			2031	**	10	\$21,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$164,300	
Metal Panel	5%	Now	\$9,700	2048	**	5	\$2,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</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**  
**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								
Roof								
Modified Bitumen	20%	Now	\$203,900	2028	\$679,800			
<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	80%	Now	\$543,800	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Covers At Expansion Joints</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 6th Floor Roof</i>								
<i>Ridging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout 6th Floor Roof</i>								
Interior								
Floors								
Carpet	5%			2024	\$700,300	3	\$109,900	
Cast in Place Concrete	77%	Now	\$1,757,500	LIFE	**	5	\$1,851,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor Throughout And Wash Bay Area</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wash Bay Area</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th And 5th Floor Slabs</i>								
Ceramic Tile	5%			2031	**	5	\$55,000	
Terrazzo	3%			LIFE	**	5	\$51,500	
Vinyl Tile 9" X 9"	10%	2-4	\$1,208,700	2038	**	3	\$41,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd, 3rd, 4th, 6th Floor Corridors, Stairs And Offices</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$24,000	
Concrete Masonry Unit	75%	Now	\$797,100	LIFE	**	5	\$143,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Mechanical Area And Stairwell 9</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Storage, Receiving And Electrical Room - From Wash Bays Above</i>								
Gypsum Board	15%			LIFE	**	5-10	\$122,200	
Plaster	5%			LIFE	**	5-10	\$20,400	

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**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**  
**Asset # : 120**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$133,100	2033	**	5	\$103,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Freight Elevator On Fifth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor Corridors</i>								
Exposed Concrete	70%	Now	\$4,942,900	LIFE	**	5	\$120,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Beams</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 4th Floor</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor Elevator Lobby, At Beams</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor Ceiling</i>								
Exposed Struc: Steel	15%			LIFE	**	10	\$329,700	
Site Enclosure								
Fence/Gates								
Chain link	100%	4+	\$10,200	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	50%	0-2	\$2,600	2048	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 59th Place Receiving Entrance</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Receiving Entrance</i>								
Masonry: Brick	50%	Now	\$55,300	2038	**			
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Truck Entry At 58th Street</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Truck Entry At 58th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$132,100	2026	\$440,500			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Perimeter Entire</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Entire</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,500	2026	\$14,700			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 58th Street Entrance</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**  
**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	

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$43,700 2024 \$218,600

*Potholes, Extent : Moderate, Area Affected : 20%*

*Location : At 58th Street Lot And Receiving Area*

*Sinking/Subsiding, Extent : Moderate, Area Affected : 25%*

*Location : At 58th Street Lot And Receiving Area*

Electrical	Current Repair			Future Replacement		Maintenance		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

75% 2028 \$3,600 5 \$3,000

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

*Location : Electrical Room*

*Explanation : 3- Main Service Disconnect Switches Rated @ 3000 Amperes Each*

Fused Disc Sw

25% 2048 \* \* 5 \$800

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated @ 3000 Amperes*

Transformers

Dry Type

100% 2033 \* \* 5 \$2,800

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

*Location : Electrical Room*

*Explanation : 2-150 Kva, 75 Kva, 45 Kva, 480/208/120 Volts*

Switchgear / Switchboard

Air Circuit Breaker

80% 2028 \$39,000 5 \$3,200

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

*Location : Electrical Room*

*Explanation : 8- Vertical Sections*

Molded Case Bkrs

20% 2028 \$9,800 5 \$4,000

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

*Location : Electrical Room*

*Explanation : 2- Vertical Sections*

Raceway

Busway

20% 2026 \$6,300 1

Busway

5% 2041 \* \* 1

Conduit

60% 2028 \$18,800 1

Conduit

15% 2038 \* \* 1

Panelboards

Fused Disc Sw

10% 2027 \$3,800 5 \$1,800

Molded Case Bkrs

65% 2027 \$25,000 5 \$13,100

Molded Case Bkrs

25% 2036 \* \* 5 \$5,000

*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**  
**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>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$225,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	25%			2026	\$6,900	1		
Busway	5%			2033	**	1		
Thermoplastic	20%			2048	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2026	\$2,900	5	\$1,000	
Locally Mounted	5%			2033	**	5	\$300	
Motor Control Center	75%			2026	\$10,800	5	\$15,600	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$22,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2041	**	1	\$235,400	
<b>Generators</b>								
Diesel	100%			2037	**	1	\$296,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated @ 375 Kva</i>								
<b>Batteries</b>								
Lead/Acid	100%			2022	\$1,500	5	\$28,300	
<b>Fuel Storage</b>								
Main Tank	100%			2056	**	5	\$21,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	80%			2033	**	10	\$538,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	20%			2028	\$146,600	10	\$4,800	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2033	**	10	\$88,600	
Exit, Service	50%			2033	**	1		
<b>Exterior Lighting</b>								
HID	30%			2028	\$865,400	10	\$700	
No Component	70%							
<b>Alarm</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**

<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

\$85,700

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

\* \*

1-3

\$141,400

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

**Heating**

## Energy Source

Plant Campus Steam /  
PRV

100%

2038

\* \*

1

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

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

2031

\* \*

5

\$43,600

## Distribution

Steam Piping/Pump

100% Now

\$151,800

2028

\$3,036,200

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

## Terminal Devices

Air Handler

45% Now

\$1,303,500

2023

\$4,344,900

1

\$183,900

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

Air Handler

5%

2036

\* \*

1

\$22,700

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

Convactor/Radiator

10%

2026

\$18,500

1

\$23,700

Fan Coil Unit/Heat

10%

2023

\$1,028,400

1

\$23,700

Unit Heater - Steam

30%

2023

\$174,800

4

\$30,200

**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**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**  
**Asset # : 120**

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%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2036	**	1	\$17,000	
	<i>Recent Installation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : 2 Units For Office Area, R-410a. Outside The Building</i>							
Reciprocating Compr/Chiller	10%	Now	\$29,100	2028	\$582,800	1	\$30,700	
	<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : #1 And #4, Roof</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 5 Units, Roof</i>							
Exterior Pkg Unit - Cooling	5%	Now	\$221,600	2038	**	2	\$1,800	
	<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Obsolete Unit With R-22, For Laboratory Section</i>							
Exterior Pkg Unit - Cooling	5%			2033	**	2	\$2,300	
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Units, R-410a</i>							
Window/Wall Unit	10%			2021	\$143,100	1		
No Component	65%							
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2054	**	4	\$1,800	
CW & CHW Wtr Pipe/Pump	10%			2038	**	4	\$3,600	
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2036	**	1		
Air Handler/Cool/Ht	10%			2028	\$269,500	1	\$45,400	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2028	\$48,500	2	\$51,100	
Air Cooled Condenser Unit	5%			2036	**	2	\$25,600	
No Component	85%							
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**  
**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>Priority</b>
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%	Now	\$1,384,200	LIFE	**	2-5	\$409,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Ducts And Fan Housings</i>								
<b>Exhaust Fans</b>								
Interior	20%			2023	\$218,900	2	\$4,500	
Roof	80%	Now	\$11,400	2028	\$227,400	2	\$14,400	
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Exhaust Fans</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	70%	Now	\$179,100	2038	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Zone Valves Are Malfunctioning</i>								
Galvanized Steel	30%	Now	\$45,200	2026	\$903,900	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations On 5th Floor Ceilings</i>								
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2054	**	4	\$72,600	
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$251,300	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Leaking To 1st Floor From 2nd Floor Wash Bay</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : The Oil Separator Is Leaking And On Extended Useful Life Time</i>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%	Now	\$109,100	2038	**	4	\$16,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Adjacent To Old Incinerator Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Adjacent To Old Incinerator Building</i>								
<i>Explanation : Pump House Located Adjacent To Old Incinerator Building. Needs To Be Renovated Or Relocated</i>								
<b>Sewage Ejector(s)</b>								
Electric	100%	Now	\$206,000	2038	**	4	\$30,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : The Housing, 1st Floor</i>								
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Fl.</i>								
<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.

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

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	
Vertical Transport Elevators Geared Traction	100%			LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) Passenger 1-6 Floor, (1) Passenger 4-6 Floor, (4) Freight 1-6 Floor</i>					
			<i>Explanation : 6 Units</i>					
Fire Suppression Standpipe Generic	100%			2028	\$2,861,700	1-5	\$384,000	
Sprinkler No Component Generic	80%			2028	\$1,344,800	1-2	\$41,100	
Chemical System Dry	100%			2021	\$1,900	1-3	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Of The Building</i>					
			<i>Explanation : Refill 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : CIOFFE REPAIR SHOP  
**Address** : 106-01 AVE. D AT 105 WALK  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0018.000 / 2003 **Yr Built/Renovated** : 1984 / 1992  
**Area Sq Ft** : 70,133 **Project Type** : SANITATION  
**Date of Survey** : 19-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3871 **Lot** : 1 **BIN** : 3252759

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$3,184,100	\$75,000
Interior Architecture	\$6,688,000	\$297,300
Electrical		\$414,900
Mechanical	\$168,900	\$1,535,800
Site Pavements	\$668,900	
<b>Total</b>	<b>\$10,709,900</b>	<b>\$2,322,900</b>
Importance Code A	\$3,230,400	\$167,700
Importance Code B	\$6,718,700	\$2,155,200
Importance Code C	\$760,800	
<b>Total</b>	<b>\$10,709,900</b>	<b>\$2,322,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$62,900			
Interior Architecture	\$36,000		\$4,900	\$2,000
Electrical	\$3,100	\$1,700	\$2,600	\$2,100
Mechanical	\$39,600	\$8,800	\$27,100	\$8,100
Site Enclosure	\$30,300			
Site Pavements	\$11,800			
<b>Total</b>	<b>\$183,800</b>	<b>\$10,500</b>	<b>\$34,700</b>	<b>\$12,200</b>
Importance Code A	\$65,300	\$3,500	\$3,500	\$3,500
Importance Code B	\$52,100	\$7,000	\$26,300	\$8,700
Importance Code C	\$66,400		\$4,900	
<b>Total</b>	<b>\$183,800</b>	<b>\$10,500</b>	<b>\$34,700</b>	<b>\$12,200</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**  
**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	81%	Now	\$957,400	LIFE	**	5	\$72,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street And Rear Facades At Transverse Joints</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Building</i>								
Metal Panel	2%	2-4	\$2,100	2048	**	5	\$5,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Street Facade At Administration Entrance</i>								
Metal Coiling Doors	15%	Now	\$1,221,500	2048	**	5	\$33,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bay Doors On All Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Doors</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Doors Throughout</i>								
Pre-Cast Concrete	2%	Now	\$9,500	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills Throughout</i>								
Windows								
Aluminum	95%	Now	\$42,500	2053	**	5	\$500	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Headers And Sill Throughout - Improper Installation</i>								
Aluminum	5%			2027		5	\$100	
Parapets								
Concrete Masonry Unit	80%	2-4	\$26,400	LIFE	**	5	\$23,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	4+	\$6,800	2033	**	5	\$18,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Pre-Cast Concrete	10%	Now	\$18,200	LIFE	**	5	\$16,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</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**  
**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								
Roof								
Built-Up (BUR)	100%	Now	\$962,700	2038	**			1
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around AC Units And Perimeter Walls</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Shops And Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$141,100	LIFE	**	5	\$297,300	
<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	\$154,700	2043	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
Vinyl Tile	10%	2-4	\$135,700	2038	**	3	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Offices, Break Room, Stock Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices, Break Room, Stock 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**  
**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>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	2-4	\$27,200	2043	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Walls - Bathrooms And Locker Rooms</i>								
Concrete Masonry Unit	70%	Now	\$91,800	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Proximate To Window Openings</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pilasters And Corners Of Mezzanine</i>								
Glass: Single Pane	2%	2-4	\$2,400	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Gypsum Board	5%	0-2	\$400	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%			2036	**	5	\$9,900	
SGFT/Glazed Masonry	8%	2-4	\$6,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$128,800	2048	**	5	\$8,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room</i>								
Exposed Struc: Steel	90%	Now	\$6,035,900	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Above Shops And Mezzanine And Transverse Expansion Joints</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Fireproofing Compromised Due To Chronic Water Penetration</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain link	98%	Now	\$27,400	2038	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Side And Rear Yards</i>								
Exposed Struc: Steel	2%	0-2	\$2,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Security Gate</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Main Security Gate</i>								
<i>Explanation : Unit Inoperable</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**  
**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	Priority

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	Now	\$11,800	2041	**			
------------------------	------	-----	----------	------	----	--	--	--

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : At Curb Along Avenue D And Entry Apron To Side Lot*

## Parking/Driveway

Asphalt	100%	Now	\$668,900	2043	**			
---------	------	-----	-----------	------	----	--	--	--

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

*Location : Side And Rear Lots*

*Sinking/Subsiding, Extent : Moderate, Area Affected : 50%*

*Location : Side And Rear Lots*

Electrical		Current Repair		Future Replacement		Maintenance		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%			2038	**	5	\$300	
---------------	------	--	--	------	----	---	-------	--

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

*Location : Electrical Room*

*Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes And 1600 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%			2038	**	5	\$300	
---------------	------	--	--	------	----	---	-------	--

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

*Location : Electrical Room*

*Explanation : 4- Vertical Sections*

## Raceway

Conduit	100%			2038	**	1		
---------	------	--	--	------	----	---	--	--

## Panelboards

Fused Disc Sw	15%			2036	**	5	\$200	
---------------	-----	--	--	------	----	---	-------	--

Molded Case Bkrs	85%			2036	**	5	\$1,600	
------------------	-----	--	--	------	----	---	---------	--

## Wiring

Thermoplastic	100%			2038	**	1		
---------------	------	--	--	------	----	---	--	--

## Motor Controllers

Locally Mounted	15%			2033	**	5	\$100	
-----------------	-----	--	--	------	----	---	-------	--

Motor Control Center	85%			2033	**	5	\$1,600	
----------------------	-----	--	--	------	----	---	---------	--

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$2,100	
---------	------	--	--	------	----	---	---------	--

## Lighting

## Interior Lighting

Fluorescent	40%			2028	\$76,000	10	\$25,700	
-------------	-----	--	--	------	----------	----	----------	--

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

*Location : Offices And Basement*

HID	60%			2028	\$42,000	10	\$1,400	
-----	-----	--	--	------	----------	----	---------	--

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

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

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

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

<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>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$8,500	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	30%			2028	\$79,300	10	\$100	
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2033	**	1	\$5,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Garage And Outside</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$217,500	1-3	\$13,400	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways And Toilets</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</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								
Natural Gas	100%			2038	**	1		
Conversion Equipment								
Furnace	60%			2023	\$92,700	1	\$20,800	
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : 13 Big Package Units On Roof</i>					
			<i>Explanation : 13 Roof Top Package Units. All Of Them Have Been Scheduled To Be Replaced.</i>					
Furnace	30%	Now	\$46,300	2038	**	1	\$9,400	
			<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : All 15 Units In Garage.</i>					
Hot Water Boiler	10%			2033	**	1	\$3,500	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 1st Floor Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$500	2027	\$10,200	4	\$300	
			<i>On Extended Life, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Circulating Pump, Boiler Room</i>					
No Component	90%							

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

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

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

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

<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								
Convector/Radiator	10%			2026	\$35,100	1	\$2,300	
No Component	90%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2022	\$122,600	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%			2023	\$574,700	2	\$3,000	
			<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 : All 13 Old Package Units Scheduled To Be Replaced</i>					
Window/Wall Unit	10%			2021	\$13,700	1		
No Component	15%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$30,200	LIFE	**	2-5	\$39,100	
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout Roof</i>					
Exhaust Fans								
Roof	100%			2023	\$108,900	2	\$2,100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	50%			2027	\$20,000	2	\$500	
Gas Fired	50%	Now	\$2,000	2023	\$20,000	2	\$400	
			<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Boiler Room</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$10,000	4	\$2,200	
Backflow Preventer								
Generic	100%			2028	\$16,700	1	\$4,300	

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

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

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

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

<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>
Plumbing								
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2028	\$642,200	1-2	\$19,700
Fire Pump								
	Generic	100%			2024	\$42,200	1	\$13,100

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$564,300	
Interior Architecture	\$929,200	\$41,100
Electrical		\$47,100
Mechanical		\$306,600
<b>Total</b>	<b>\$1,493,500</b>	<b>\$394,800</b>
Importance Code A	\$564,300	
Importance Code B	\$452,800	\$394,800
Importance Code C	\$476,400	
<b>Total</b>	<b>\$1,493,500</b>	<b>\$394,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$46,500		\$500	
Interior Architecture	\$55,900			\$100
Electrical	\$4,500	\$100	\$34,900	\$200
Mechanical	\$1,800	\$1,800	\$6,700	\$2,100
<b>Total</b>	<b>\$108,700</b>	<b>\$1,900</b>	<b>\$42,100</b>	<b>\$2,400</b>
Importance Code A	\$47,600	\$1,200	\$1,700	\$1,300
Importance Code B	\$31,500	\$700	\$40,400	\$1,100
Importance Code C	\$29,500			
<b>Total</b>	<b>\$108,700</b>	<b>\$1,900</b>	<b>\$42,100</b>	<b>\$2,400</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**  
**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	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$331,600	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	20%	Now	\$187,100	2031	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	50%	Now	\$18,300	2034	**	5	\$700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	50%	Now	\$45,600	2034	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	10%			2041	**	10	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Asphalt Shingle	50%	Now	\$28,200	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>								
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$97,600	LIFE	**	5	\$41,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$15,000	2031	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$4,400	2026	\$8,900	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	\$3,400	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$476,400	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	\$26,100	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	\$60,400	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	45%	2-4	\$294,700	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$5,300	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	\$1,900	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	\$3,400	5	\$100	

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

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

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

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

<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								
Wiring								
Braided Cloth	50%	2-4	\$4,100	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	\$14,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$24,600	10	\$10,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2026	\$10,200	10		
Egress Lighting								
Exit, Service	100%			2026	\$3,400	1		
Exterior Lighting								
HID	100%			2026	\$47,100	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>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	\$2,800	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								
Central Plant Steam Piping/Pmp	100%			2026	\$197,800	4	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2024	\$62,600	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. Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical 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	\$2,400	1	
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	10%			2036	* *	1	
Galvanized Steel	90%			2024	\$46,200	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
Water Heater							
Electric	10%			2021	\$1,000	4	
Electric	30%			2025	\$3,100	4	
Gas Fired	60%			2025	\$4,300	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.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : FRESH KILLS I BOAT HOUSE  
**Address** : FOOT OF MULDOON  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0011.100 / 2022 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 20,802 **Project Type** : SANITATION  
**Date of Survey** : 07-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Electrical	\$214,200	
Mechanical		\$59,100
<b>Total</b>	<b>\$214,200</b>	<b>\$59,100</b>
Importance Code B	\$214,200	\$59,100
<b>Total</b>	<b>\$214,200</b>	<b>\$59,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$4,800	\$5,400		
Interior Architecture	\$1,700			
Electrical		\$100	\$300	\$33,200
Mechanical	\$3,400	\$1,600	\$1,700	\$27,100
<b>Total</b>	<b>\$9,900</b>	<b>\$7,100</b>	<b>\$2,000</b>	<b>\$60,300</b>
Importance Code A	\$5,800	\$6,500	\$1,000	\$1,100
Importance Code B	\$4,000	\$600	\$1,000	\$59,200
<b>Total</b>	<b>\$9,900</b>	<b>\$7,100</b>	<b>\$2,000</b>	<b>\$60,300</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 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	\$600	
Metal Panel	80%	2-4	\$1,600	2047	**	5	\$8,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Flashing Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - All Facades</i>								
Metal Sect. OHD	18%	2-4	\$3,200	2040	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Doors</i>								
<i>Explanation : Paint Peeling, Corrosion - Perimeter Of Frames</i>								
<b>Windows</b>								
Aluminum	100%			2049	**	5		
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
<b>Roof</b>								
Metal Panel	95%			2040	**	10	\$5,400	
Skylight, Metal/Glass	5%			2047	**	10	\$500	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%	0-2	\$1,700	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Garage Area</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	**	5		
Gypsum Board	5%			LIFE	**	5		
No Component	80%							
<b>Ceilings</b>								
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	90%			LIFE	**	5	\$1,800	

<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%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes 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**  
**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>Priority</b>
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$24,400	5	\$500	
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Fused Disc Sw	10%			2026	\$1,500	5		
Molded Case Bkrs	90%			2026	\$13,400	5	\$500	
Wiring								
Thermoplastic	100%			2027	\$8,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$21,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2022	\$9,100	10	\$3,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Stodge And Bath Room</i>					
			<i>Explanation : T-12 Lamps</i>					
HID	80%			2022	\$135,800	10	\$500	
Egress Lighting								
Emergency, Battery	50%			2022	\$14,000	10	\$2,500	
Exit, Service	50%			2022	\$2,800	1		
Exterior Lighting								
HID	100%			2022	\$78,400	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>	<b>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$6,400	
			<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%			2032	**	1	\$10,300	
			<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%			2035	**	4	\$1,500	
Terminal Devices								
Convactor/Radiator	15%			2032	**	1	\$1,000	
Unit Heater - Steam	85%			2027	\$59,100	4	\$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.

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

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

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

Mechanical 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%			2043	* *	1	
Conversion Equipment							
Window/Wall Unit	5%			2022	\$2,000	1	
No Component	95%						
Ventilation							
Exhaust Fans							
Roof	100%			2027	\$32,300	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2037	* *	1	
Water Heater							
Electric	100%			2022	\$17,100	4	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Backflow Preventer							
No Component	50%						
Generic	50%			2027	\$2,500	1	\$600
				<i>Other Observation, Extent : Light, Area Affected : 10%</i>			
				<i>Location : Boiler Room</i>			
				<i>Explanation : Boiler Only</i>			
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2037	* *	1-5	\$10,900

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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** : 07-Jun-2016      **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 5900      **Lot** : 500      **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$877,600	\$37,100
Interior Architecture	\$51,000	
Electrical	\$148,700	
<b>Total</b>	<b>\$1,077,300</b>	<b>\$37,100</b>
Importance Code A	\$877,600	\$37,100
Importance Code B	\$199,800	
<b>Total</b>	<b>\$1,077,300</b>	<b>\$37,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$77,400	\$5,900		
Interior Architecture	\$21,900			
Electrical	\$11,100		\$200	\$16,200
Mechanical	\$800	\$800	\$800	\$20,400
<b>Total</b>	<b>\$111,100</b>	<b>\$6,800</b>	<b>\$1,000</b>	<b>\$36,700</b>
Importance Code A	\$78,100	\$6,700	\$800	\$900
Importance Code B	\$29,400	\$100	\$200	\$35,800
Importance Code C	\$3,600			
<b>Total</b>	<b>\$111,100</b>	<b>\$6,800</b>	<b>\$1,000</b>	<b>\$36,700</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 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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$191,700	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	45%	Now	\$307,600	LIFE	**	5	\$17,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corners Of Building</i>								
Metal Panel	20%	Now	\$16,300	2037	**	5	\$14,200	
<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	10%			2040	**	5	\$11,800	
Metal Sect. OHD	5%	Now	\$59,000	2047	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken, Corroded And Missing Elements</i>								
Weathering Steel	5%	Now	\$25,300	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gantry Supports</i>								
<i>Explanation : Corrosion / Rusting - Structural Steel Columns</i>								
Windows								
Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location :</i>								
Metal Louvers	95%	Now	\$10,900	2030	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$51,200	LIFE	**	5	\$10,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$151,400	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**

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								
Built-Up (BUR)	60%	Now	\$116,700	2037		**		
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
Metal Panel	25%	Now	\$24,000	2032		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Gantry Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gantry Garage</i>								
Modified Bitumen	15%			2027	\$37,100	10	\$6,400	
Interior								
Floors								
Asphalt Poured	30%	Now	\$1,900	2032		**	5	\$1,700
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gantry Garage Area</i>								
Cast in Place Concrete	70%	2-4	\$16,500	LIFE		**	5	\$34,700
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Storage Area</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$3,600	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Concrete Columns In Shop Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Concrete Columns In Shop Area</i>								
Concrete Masonry Unit	30%			LIFE		**	5	\$700
Masonry: Brick	35%			LIFE		**		
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : In Gantry Area</i>								
<i>Explanation : No Interior Walls</i>								
Ceilings								
Exposed Concrete	70%	Now	\$51,000	LIFE		**	5	\$2,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storage Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Shop Area</i>								
Exposed Struc: Steel	30%			LIFE		**		

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.

Maintenance \$ are aggregated over a ten-year period. Site 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>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	50%			2027	\$700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes</i>								
Molded Case Bkrs	50%			2027	\$700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$24,400	5	\$300	
<b>Raceway</b>								
Conduit	100%			2027	\$3,700	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$6,700	5	\$300	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$8,200	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$14,400	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	15%			2022	\$5,000	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Store Room And Bath Room</i>								
<i>Explanation : T-12 Lamps</i>								
HID	80%			2022	\$99,000	10	\$400	
HID	5%	Now	\$6,200	2037	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Shop</i>								
<b>Egress Lighting</b>								
Emergency, Battery	20%	Now	\$4,100	2037	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Emergency, Battery	30%			2022	\$6,100	10	\$1,100	
Exit, Service	30%			2022	\$1,200	1		
Exit, Service	20%	Now	\$800	2037	**	1		
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Exterior Lighting</b>								
HID	100%			2022	\$49,800	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**  
**FRESH KILLS I BUCKET SHOP**  
**Asset # : 2020**

<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>Heating</b>									
	Energy Source								
	Fuel Oil No 2	100%			2037	* *	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%			2032	* *	1	\$7,500	
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2035	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2022	\$3,000	1		
	No Component	90%							
<b>Ventilation</b>									
	Exhaust Fans								
	Roof	50%			2022	\$11,800	2	\$200	
	Wall Unit	50%			2022	\$2,500	2	\$200	
<b>Plumbing</b>									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	Water Heater								
	Electric	100%			2025	\$12,500	4	\$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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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** : 07-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,337,800	\$147,800
Interior Architecture	\$705,200	
Electrical	\$404,300	\$48,800
Mechanical	\$52,200	
<b>Total</b>	<b>\$2,499,500</b>	<b>\$196,600</b>
Importance Code A	\$1,337,800	\$147,800
Importance Code B	\$986,300	\$48,800
Importance Code C	\$175,400	
<b>Total</b>	<b>\$2,499,500</b>	<b>\$196,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$45,900	\$5,300		
Interior Architecture	\$24,800			\$1,900
Electrical	\$32,100	\$200	\$900	\$33,800
Mechanical	\$13,800	\$9,900	\$10,700	\$56,500
<b>Total</b>	<b>\$116,600</b>	<b>\$15,400</b>	<b>\$11,600</b>	<b>\$92,200</b>
Importance Code A	\$52,500	\$11,900	\$6,700	\$7,600
Importance Code B	\$60,400	\$3,500	\$5,000	\$84,700
Importance Code C	\$3,600			
<b>Total</b>	<b>\$116,600</b>	<b>\$15,400</b>	<b>\$11,600</b>	<b>\$92,200</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 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	\$238,200	LIFE	**	5	\$42,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All Facades Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades Throughout</i>								
Concrete Masonry Unit	10%	Now	\$13,900	LIFE	**	5	\$2,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$254,900	LIFE	**	5	\$16,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners And Wall Penetrations</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Wall Penetrations Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$2,400	2037	**	5	\$3,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2025		5	\$10,600	
Windows								
Aluminum	15%	Now	\$6,400	2043	**	5	\$400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	85%	Now	\$227,400	2052	**	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>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	85%	Now	\$104,100	LIFE	**	5	\$33,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Sides Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Sides Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Concrete Masonry Unit	15%	0-2	\$3,000	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	10%	Now	\$40,800	2037	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Bulkhead</i>								
IRMA/Protected Membrane	30%	Now	\$213,000	2037	**			
<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>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage Area</i>								
Metal Panel	10%	Now	\$20,100	2032	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covers Over Former Skylights Are Actually Wood</i>								
Modified Bitumen	50%	Now	\$259,300	2037	**			
<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>								
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**  
**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	
Interior								
Floors								
Asphalt Poured	85%	Now	\$70,100	2032	**	5	\$21,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Various Locations Throughout Garage Area</i> <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i> <i>Location : Garage Area</i> <i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : Tractor Repair Area</i>								
Vinyl Tile	15%	Now	\$128,100	2037	**	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>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$43,800	LIFE	**	5	\$2,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 35%</i> <i>Location : Garage Area</i>								
Concrete Masonry Unit	65%	0-2	\$63,300	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	\$68,300	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>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$40,600	2047	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i> <i>Location : Mens Restroom</i> <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Mezzanine Offices</i>								
Exposed Concrete	90%	Now	\$291,000	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%	Now	\$21,200	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i> <i>Location : Auto Repair 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 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>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2027	\$4,800	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2032	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kva 480v Pri - 208/120v Sec</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$48,800	5	\$1,800	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2027	\$31,300	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$3,800	5	\$200	
Molded Case Bkrs	90%			2026	\$34,600	5	\$1,700	
<hr/>								
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$13,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	50%			2027	\$13,800	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$14,400	5	\$500	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,000	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2022	\$54,600	10	\$18,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lunch Room, Storage, Bath Room And Locker Room</i>								
<i>Explanation : T-12 Lamps</i>								
<hr/>								
Fluorescent	10%	Now	\$18,200	2037	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
HID	60%			2022	\$40,300	10	\$1,300	
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2022	\$45,300	10	\$8,100	
Exit, Service	50%			2022	\$3,700	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	100%			2022	\$264,100	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>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.

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

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

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 Fuel Oil No 2	100%			2047	**	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 Central Plant Steam Piping/Pmp	100%			2047	**	4	\$5,000	
Terminal Devices Convactor/Radiator	5%			2025	\$800	1	\$1,100	
Unit Heater - Steam	95%			2032	**	4	\$8,800	
Air Conditioning								
Energy Source Electricity	100%			2035	**	1		
Conversion Equipment Window/Wall Unit	10%			2022	\$13,100	1		
No Component	90%							
Ventilation								
Exhaust Fans Roof	100%	Now	\$5,200	2022	\$26,000	2	\$1,600	
<i>Broken, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping Galvanized Steel	100%			2032	**	1		
Water Heater Oil Fired	100%			2022	\$52,200	1	\$2,000	
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$6,600	
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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : FRESH KILLS II EQUIPMENT WASH BLDG.  
**Address** : S. OF VICTORY BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0012.020 / 2012 **Yr Built/Renovated** : 1985 / 2002  
**Area Sq Ft** : 4,334 **Project Type** : SANITATION  
**Date of Survey** : 08-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2685 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$41,300	
Electrical	\$36,000	
<b>Total</b>	<b>\$77,200</b>	
Importance Code A	\$41,300	
Importance Code B	\$36,000	
<b>Total</b>	<b>\$77,200</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$4,300	\$25,800		
Interior Architecture	\$21,200			
Electrical			\$100	\$20,600
Mechanical	\$200	\$200	\$400	\$8,700
<b>Total</b>	<b>\$25,700</b>	<b>\$26,100</b>	<b>\$400</b>	<b>\$29,400</b>
Importance Code A	\$4,500	\$26,000	\$200	\$1,200
Importance Code B	\$8,300		\$200	\$28,200
Importance Code C	\$12,800			
<b>Total</b>	<b>\$25,700</b>	<b>\$26,100</b>	<b>\$400</b>	<b>\$29,400</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  
FRESH KILLS II EQUIPMENT WASH BLDG.**

**Asset # : 2012**

<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>								
Cast in Place Concrete	2%			LIFE	**	5	\$700	
Metal Panel	88%	Now	\$4,300	2047	**	5	\$11,200	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Perimeter At Foundation Wall</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Vegetative Growth</i>								
Metal Sect. OHD	10%			2040	**	5	\$2,100	
<b>Windows</b>								
Aluminum	95%	Now	\$41,300	2052	**	5	\$500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	5%							
<b>Roof</b>								
Metal Panel	100%			2040	**	10	\$24,700	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%			LIFE	**	5	\$14,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$500	
Metal Panel	80%	Now	\$12,800	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Wash Area</i>								
<i>Explanation : Mold Issues</i>								
<b>Ceilings</b>								
Fiber Board	100%	Now	\$8,300	2032	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Wash 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.*

*Maintenance \$ are aggregated over a ten-year period. Site 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>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								
Service Equipment								
Air Circuit Breaker	70%			2027	\$1,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	30%			2027	\$400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2027	\$24,400	5		
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Fused Disc Sw	10%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$6,700	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$8,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$7,200	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
HID	100%			2022	\$36,000	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$3,000	10	\$500	
Exit, Service	50%			2022	\$600	1		
Exterior Lighting								
HID	100%			2022	\$16,300	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>Priority</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$1,400	

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

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

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

**DEPARTMENT OF SANITATION - 827  
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</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>Heating</b>								
Conversion Equipment								
	Furnace	90%			2027	\$8,700	1	\$2,000
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Main Floor</i>						
		<i>Explanation : 2 Units</i>						
	Furnace	10%			2022	\$1,000	1	\$200
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Main Floor</i>						
		<i>Explanation : 1 Unit</i>						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$1,200
	No Component	50%						
Exhaust Fans								
	Roof	100%			2022	\$6,800	2	\$100
<b>Plumbing</b>								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : GREENPOINT MARINE TRANSFER STA.  
**Address** : N. HENRY ST. AND NEWTOWN CREEK  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0007.000 / 2017 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 59,882 **Project Type** : SANITATION  
**Date of Survey** : 21-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2508 **Lot** : 1 **BIN** : 3064006

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$764,400	\$477,500
Interior Architecture	\$582,700	\$155,300
Electrical	\$597,200	\$553,900
Mechanical	\$1,040,400	\$112,000
<b>Total</b>	<b>\$2,984,700</b>	<b>\$1,298,700</b>
Importance Code A	\$808,100	\$514,400
Importance Code B	\$2,176,600	\$784,300
<b>Total</b>	<b>\$2,984,700</b>	<b>\$1,298,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$28,500			
Interior Architecture	\$94,000			\$500
Electrical	\$10,500	\$800	\$2,600	
Mechanical	\$32,800	\$2,700	\$3,100	\$3,700
<b>Total</b>	<b>\$165,800</b>	<b>\$3,500</b>	<b>\$5,700</b>	<b>\$4,200</b>
Importance Code A	\$28,700		\$1,000	
Importance Code B	\$108,400	\$3,500	\$4,700	\$4,200
Importance Code C	\$28,600			
<b>Total</b>	<b>\$165,800</b>	<b>\$3,500</b>	<b>\$5,700</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**  
**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>								
Exterior Walls								
Metal Panel	100%	Now	\$160,200	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/>								
Windows								
Aluminum	10%	Now	\$28,500	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	\$190,500	2034	**	5	\$11,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Metal Rail	100%	Now	\$201,400	2031	**	5	\$268,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Cast in Place Concrete	25%	Now	\$35,900	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	\$176,500	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>								
Floors								
Cast in Place Concrete	90%	Now	\$147,400	LIFE	**	5	\$155,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$76,300	2041	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$33,500	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>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	20%	Now	\$12,700	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	\$2,800	
Glass: Single Pane	5%	Now	\$6,000	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$7,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Offices</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%	Now	\$31,900	2046	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$126,700	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+	\$232,200	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>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2026	\$36,900	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amperes Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2024	\$15,800	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>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2026	\$170,800	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>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2026	\$48,000	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$97,000	5	\$1,600	
Wiring								
Thermoplastic	100%			2026	\$55,100	1		
Motor Controllers								
Locally Mounted	10%			2024	\$3,700	5		
Motor Control Center	90%			2024	\$146,200	5	\$1,500	
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$9,500	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	\$42,800	10	\$700	
Incandescent	60%			2021	\$328,600	2	\$700	
Egress Lighting								
No Component	50%							
No Component	50%							
Exterior Lighting								
HID	100%			2021	\$225,800	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>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	\$43,700	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								
Central Plant Steam Piping/Pmp	100%	Now	\$41,700	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	\$5,300	2046	**	1	\$6,100	
	<i>Damaged, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Fan Coil Unit/Heat	60%	Now	\$22,100	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	\$163,500	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	\$147,000	2056	**	1		
	<i>Corroded, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
No Component	60%							
HW Heat Exchanger								
Steam Fired	100%	Now	\$78,500	2056	**	4	\$5,200	
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$360,700	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	\$205,400	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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : MANHATTAN 1/2/5 GARAGE  
**Address** : 520 GREENWICH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0072.000 / 14836 **Yr Built/Renovated** : 2015 /  
**Area Sq Ft** : 367,322 **Project Type** : SANITATION  
**Date of Survey** : 17-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,7,8  
**Block** : 596 **Lot** : 50 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$982,100	\$1,707,200
Interior Architecture	\$1,601,500	\$568,500
Electrical		\$336,900
Mechanical	\$139,000	\$139,000
<b>Total</b>	<b>\$2,722,600</b>	<b>\$2,751,700</b>
Importance Code A	\$982,100	\$1,707,200
Importance Code B	\$1,424,600	\$881,200
Importance Code C	\$315,900	\$163,300
<b>Total</b>	<b>\$2,722,600</b>	<b>\$2,751,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$37,600	\$18,000	\$1,500	
Interior Architecture	\$42,600		\$20,100	
Electrical	\$69,800	\$80,400	\$62,600	\$55,700
Mechanical	\$79,100	\$79,300	\$97,100	\$95,300
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$252,800</b>	<b>\$201,500</b>	<b>\$205,000</b>	<b>\$174,700</b>
Importance Code A	\$38,600	\$18,000	\$12,400	
Importance Code B	\$201,500	\$183,400	\$186,200	\$174,700
Importance Code C	\$12,700		\$6,400	
<b>Total</b>	<b>\$252,800</b>	<b>\$201,500</b>	<b>\$205,000</b>	<b>\$174,700</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**  
**MANHATTAN 1/2/5 GARAGE**  
**Asset # : 14836**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick Cavity	7%			LIFE	**	5	\$102,600	
Metal/Glass Curt Wall	40%			LIFE	**	5	\$1,099,600	
Metal Panel	40%	0-2	\$105,300	2054	**	5	\$549,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Solar Shades On South Facade Not Functioning</i>								
Metal Sect. OHD	4%			2045	**	5	\$91,600	
Pre-Cast Concrete	8%			LIFE	**	5	\$381,200	
Window Wall	1%			2054	**	5	\$27,500	
<b>Windows</b>								
Aluminum	25%			2050	**	5	\$100	
Metal Louvers	75%			2041	**	10	\$1,500	
<b>Parapets</b>								
Metal/Glass Curt Wall	80%			2054	**	5	\$78,600	
Metal Rail	10%			2045	**	5-10	\$45,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$31,900	
<b>Roof</b>								
Panel/Paver: Cer/Brk	75%			2054	**	10	\$224,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Green Roof</i>								
<i>Explanation : Component Actually Green Roof</i>								
Single Ply Membrane	25%			2036	**	10	\$56,100	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Roof Top Mechanical Equipment</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Roof Deck</i>								
<i>Explanation : Concrete Walking Pads</i>								
<b>Soffits</b>								
Metal Panel	100%			2054	**	5-10	\$29,000	
<b>Interior</b>								
Floors								
Cast in Place Concrete	4%			LIFE	**	5	\$96,200	
Ceramic Tile	5%			2041	**	5	\$27,500	
Sheet Vinyl/Rubber	10%			2036	**	5	\$82,500	
Steel Plate	1%			LIFE	**	1		
Traffic Topping	80%			2036	**	5	\$549,800	
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	10	\$106,000	
Ceramic Tile	3%			2041	**	5	\$12,700	
Concrete Masonry Unit	65%			LIFE	**	5	\$220,500	
Glass: Single Pane	2%			LIFE	**	5	\$12,700	
Gypsum Board	10%			LIFE	**	5-10	\$72,100	
Masonry: Brick	5%			LIFE	**	10	\$6,400	
Metal Coiling Doors	5%			2050	**	5	\$106,000	

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

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

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

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

<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>								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	**	5	\$82,100	
Exposed Concrete	5%			LIFE	**	5-10	\$34,200	
Exposed Struc: Steel	75%			LIFE	**	10	\$820,500	
Gypsum Board	5%			LIFE	**	5-10	\$94,000	
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
<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>								
Service Equipment								
Air Circuit Breaker	100%			2054	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 3200 Amperes</i>								
Transformers								
Dry Type	100%			2045	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Rooms</i>								
<i>Explanation : 43 Dry Type Transformers With Various Ratings ( 112.5, 75, 45, 30, 15 Kva)</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2054	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Lvcb (Low Voltage Circuit Breakers) With 5 - Vertical Sections</i>								
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	30%			2050	**	5	\$2,500	
Molded Case Bkrs	70%			2050	**	5	\$6,800	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	70%			2045	**	5	\$1,700	
Motor Control Center	30%			2045	**	5	\$3,000	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,800	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2045	**	1	\$113,000	

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**  
**MANHATTAN 1/2/5 GARAGE**  
**Asset # : 14836**

<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>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2041	**	1	\$142,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated @ 1600 Kw</i>								
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,500	5	\$13,600	
<b>Fuel Storage</b>								
Day Tank	50%			2050	**	5	\$34,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Main Tank	50%			2063	**	5	\$5,400	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	68%			2036	**	10	\$229,100	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garages, Parking</i>								
Fluorescent	30%			2036	**	10	\$101,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Hallways, Mechanical Rooms</i>								
Fluorescent	2%			2036	**	10	\$6,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Shower Rooms</i>								
<b>Egress Lighting</b>								
Emergency, Service	40%			2036	**	1		
Emergency, Battery	10%			2036	**	10	\$8,900	
Exit, Service	50%			2036	**	1		
<b>Exterior Lighting</b>								
Fluorescent	5%			2036	**	10	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 11- CFL (Compact Fluorescent Light Fixtures)</i>								
No Component	95%							
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2063	**	5	\$10,800	
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2036	**	1	\$96,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Garages, Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</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 1/2/5 GARAGE**  
**Asset # : 14836**

<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**

Fire/Smoke Detection Generic, Digital	100%			2036	**	1-3	\$226,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations 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 Utility Steam	100%			2054	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								

Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2041	**	5	\$21,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 6 Heat Exchangers To Convert Hot Water For Heating Devices</i>								

Distribution Hot Wtr Piping/Pump	90%			2050	**	4	\$16,300	
Steam Piping/Pump	10%			2054	**			

Terminal Devices Air Handler	90%			2036	**	1	\$204,400	
Convector/Radiator	5%			2045	**	1	\$5,900	
Unit Heater - Hot Water	5%			2036	**			

**Air Conditioning**

Energy Source Electricity	5%			2050	**	1		
Steam/HW System	95%			2054	**	1		

Conversion Equipment Absorption Chiller/Steam/HW	10%			2041	**	1	\$39,800	
--	-----	--	--	------	----	---	----------	--

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

Split Unit	2%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Electrical Rooms</i>								
<i>Explanation : 12 Units. R-410a</i>								

No Component	88%							
--------------	-----	--	--	--	--	--	--	--

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2054	**	4	\$1,800	
	<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Various Locations In Office Section ( Under Warranty)</i>							
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2036	**	1	\$22,700	
Fan Coil - 2 Pipe	2%			2036	**	1	\$2,400	
No Component	88%							
Heat Rejection								
Evaporative Condenser	2%			2036	**	2	\$5,100	
Water Cooling Tower	10%			2032	**	2	\$37,000	
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Units</i>							
No Component	88%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$324,300	
Exhaust Fans								
Interior	100%			2036	**	2	\$11,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
HW Heat Exchanger								
Steam Fired	100%			2054	**	4	\$36,300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$11,600	
Sewage Ejector(s)								
Electric	100%			2036	**	4	\$21,900	
Backflow Preventer								
Generic	100%			2036	**	1	\$22,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : (2) 1st - 5m Floor; (1) 1st - 6th Floor</i>							
	<i>Explanation : 3 Units</i>							
Fire Suppression								

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

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

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

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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression Standpipe Generic	100%		2054	* *	1-5	\$185,200	
Sprinkler Generic	100%		2054	* *	1-2	\$102,900	
Fire Pump Generic	100%		2041	* *	1	\$68,600	
Chemical System Dry	100%		2027	\$1,900	1-3	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Refill Stations</i> <i>Explanation : 4 Sets</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,444,000	\$95,300
Interior Architecture	\$907,000	\$86,900
Electrical	\$237,100	
Mechanical	\$316,100	\$674,100
<b>Total</b>	<b>\$2,904,200</b>	<b>\$856,300</b>
Importance Code A	\$1,444,000	\$95,300
Importance Code B	\$1,381,700	\$761,000
Importance Code C	\$78,500	
<b>Total</b>	<b>\$2,904,200</b>	<b>\$856,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture			\$9,100	
Interior Architecture	\$35,700			\$600
Electrical	\$4,300	\$400	\$74,500	
Mechanical	\$78,900	\$6,100	\$44,800	\$6,100
<b>Total</b>	<b>\$118,900</b>	<b>\$6,400</b>	<b>\$128,400</b>	<b>\$6,700</b>
Importance Code A	\$3,100	\$3,100	\$12,700	\$3,100
Importance Code B	\$115,800	\$3,300	\$115,700	\$3,600
Importance Code C				
<b>Total</b>	<b>\$118,900</b>	<b>\$6,400</b>	<b>\$128,400</b>	<b>\$6,700</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**  
**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	\$3,600	
<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	\$700,300	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	\$407,000	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	\$177,800	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	Priority
<b>Exterior</b>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$158,900	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	\$123,700	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	\$42,100	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		**		
Concrete Masonry Unit	25%			LIFE		**	5	\$2,000
Gypsum Board	10%			LIFE		**	5	\$1,200
Masonry: Brick	50%	0-2	\$78,500	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	\$40,100	2046	**	5	\$2,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	40%	Now	\$622,400	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 Amperes</i>								
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Molded Case Bkrs	80%			2025	\$11,900	5	\$800	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$4,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$4,100	1		
Motor Controllers								
Locally Mounted	100%			2024	\$28,700	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.

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

<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>
Lighting								
Interior Lighting Fluorescent	60%			2021	\$43,500	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	\$54,100	10	\$200	
Incandescent	20%			2021	\$34,600	2	\$100	
Egress Lighting								
Exit, Service	50%			2021	\$4,500	1		
Exit, Battery	50%			2021	\$15,200	10	\$1,100	
Exterior Lighting								
HID	100%			2021	\$139,500	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>Priority</b>
Heating								
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 Gallons</i>								
Conversion Equipment								
Furnace	10%			2026	\$7,300	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor 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>								
Distribution								
Central Plant Steam Piping/Pmp	90%	Now	\$47,300	2026	\$472,500	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%							

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

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

<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								
Convector/Radiator	50%	0-2	\$83,000	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 Floor</i>								
Fan Coil Unit/Heat	40%			2021	\$185,800	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	\$46,500	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	\$12,900	1		
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%	Now	\$5,700	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	\$20,600	2036	**	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Wall Unit	40%	Now	\$4,400	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	\$46,200	1		
Galvanized Steel	80%			2024	\$108,900	1		
<i>Corroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2021	\$27,300	4	\$200	
Sanitary Piping								
Cast Iron	100%	Now	\$22,700	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</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**

<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	\$6,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Sump Pump(s) Submersible	100%	Now	\$1,200	2021	\$1,200	4	\$800	
<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	

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : MANHATTAN 12 GARAGE  
**Address** : 301 WEST 215TH STREET @ NINTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0029.000 / 140 **Yr Built/Renovated** : 1983 / 2008  
**Area Sq Ft** : 89,267 **Project Type** : SANITATION  
**Date of Survey** : 18-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,PEN  
**Block** : 2196 **Lot** : 1 **BIN** : 1064485

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,164,600	\$221,100
Interior Architecture	\$365,200	\$272,000
Electrical		\$818,100
Mechanical	\$1,105,700	\$1,498,200
Site Enclosure	\$64,000	
Site Pavements	\$83,800	\$138,800
<b>Total</b>	<b>\$2,783,300</b>	<b>\$2,948,200</b>
Importance Code A	\$1,741,500	\$221,100
Importance Code B	\$977,800	\$2,588,200
Importance Code C	\$64,000	\$138,800
<b>Total</b>	<b>\$2,783,300</b>	<b>\$2,948,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$47,800		\$11,800	
Interior Architecture	\$93,700		\$21,300	\$1,500
Electrical	\$64,500	\$1,500	\$2,300	\$3,100
Mechanical	\$95,600	\$10,200	\$31,700	\$12,000
Site Pavements	\$20,000			
<b>Total</b>	<b>\$321,700</b>	<b>\$11,700</b>	<b>\$67,000</b>	<b>\$16,600</b>
Importance Code A	\$47,800	\$4,000	\$15,700	\$4,000
Importance Code B	\$234,400	\$7,800	\$43,500	\$12,700
Importance Code C	\$39,500		\$7,800	
<b>Total</b>	<b>\$321,700</b>	<b>\$11,700</b>	<b>\$67,000</b>	<b>\$16,600</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**  
**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%	2-4	\$305,500	LIFE	**	5	\$46,400	
<i>rusting Masonry Supt, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$57,600	LIFE	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pillar At Southeast Corner</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 19%</i>								
<i>Location : Pillar At Southeast Corner</i>								
Masonry: Brick Cavity	10%			LIFE	**	5	\$28,000	
Masonry: Granite	2%			LIFE	**	5	\$4,200	
Metal Sect. OHD	25%	Now	\$218,600	2033	**	5	\$54,800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Rapid Rollup Doors Inoperable (7 Doors)</i>								
Windows								
Aluminum	45%	Now	\$354,500	2053	**	5	\$4,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Office Windows</i>								
Glass Block	45%			LIFE	**	5	\$10,600	
Metal Louvers	10%			2031	**	10	\$11,800	
Parapets								
Masonry: Brick Cavity	50%	0-2	\$8,600	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Sloped Glazing</i>								
Metal Panel	5%			2048	**	5	\$1,400	
Metal Rail	45%	Now	\$17,800	2041	**	5	\$23,800	
<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	\$126,100	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Shops And Locker Rooms</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 : 15%</i>								
<i>Location : Over Locker Rooms And Shops</i>								
Sloped Glazing	5%	Now	\$66,700	LIFE	**	5	\$76,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 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.

\*\* 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								
Soffits								
Pre-Cast Concrete	100%	0-2	\$35,600	LIFE	**	5	\$35,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 40%</i>								
<i>Location : Underside Of Soffits Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$40,400	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	\$23,200	2037	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanics Restrooms</i>								
Quarry Tile	15%			2041	**	5	\$27,000	
Vinyl Tile	10%	Now	\$30,500	2028	\$101,700	3	\$4,500	
<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>								
Interior Walls								
Ceramic Tile	7%			2031	**	5	\$3,400	
Concrete Masonry Unit	85%	0-2	\$18,400	LIFE	**	5	\$16,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners Of Stair Core Walls</i>								
Glass: Single Pane	3%			LIFE	**	5	\$2,200	
Metal Coiling Doors	5%			2036	**	5	\$12,200	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$145,100	2048	**	5	\$9,000	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Exposed Struc: Steel	75%			LIFE	**	10	\$179,700	
Gypsum Board	5%			LIFE	**	5-10	\$20,600	
Metal Panel	5%			LIFE	**	5	\$15,000	
Site Enclosure								
Fence/Gates								
Chain link	100%	Now	\$64,000	2058	**			
<i>Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Side Of Building At Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$83,800	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Around Perimeter Of 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**  
**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	

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	0-2	\$6,100	2033			**	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Side Of Building</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Side Of Building</i>								

## Parking/Driveway

Asphalt	100%	Now	\$13,900	2024	\$138,800			
<i>Potholes, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Driveway Apron At Entrance To Lot - East Side</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%			2028	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes.</i>								

## Switchgear / Switchboard

Fused Disc Sw	75%			2028	\$36,600	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Vertical Sections</i>								

Molded Case Bkrs	25%			2028	\$12,200	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								

## Raceway

Conduit	100%			2028	\$9,400	1		
---------	------	--	--	------	---------	---	--	--

## Panelboards

Fused Disc Sw	5%			2036	**	5	\$100	
Molded Case Bkrs	95%			2027	\$28,400	5	\$2,200	

## Wiring

Thermoplastic	100%			2028	\$20,400	1		
---------------	------	--	--	------	----------	---	--	--

## Motor Controllers

Locally Mounted	35%			2026	\$22,600	5	\$200	
Locally Mounted	10%	2-4	\$6,500	2048	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								

Motor Control Center Variable Frequency Drive	50%			2026	\$7,400	5	\$1,200	
	5%	Now	\$3,200	2048	**			

*Not Functioning, Extent : Severe, Area Affected : 100%*  
*Location : Boiler Room*

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

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

<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%	0-2	\$9,500	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting Fluorescent	50%			2028	\$87,500	10	\$36,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And 2nd Floor</i>								
HID	50%			2028	\$326,500	10	\$1,300	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2023	\$53,900	10	\$9,700	
Exit, Service	50%			2023	\$10,800	1		
<b>Exterior Lighting</b>								
HID	10%	Now	\$33,700	2038	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Not Functional</i>								
No Component	90%							
<b>Alarm</b>								
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2023	\$276,900	1-3	\$17,000	
<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>								
Energy Source Fuel Oil No 2	100%	Now	\$7,300	2028	\$145,800	5	\$12,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underground Outside Of The Building</i>								
<i>Explanation : 2 Potential Leaking Tanks</i>								
Conversion Equipment Hot Water Boiler	100%	0-2	\$576,900	2048	**	1	\$35,600	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Both Boilers</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</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 12 GARAGE**  
**Asset # : 140**

<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>Heating</b>								
<b>Distribution</b>								
	Hot Wtr Piping/Pump	100%	Now	\$11,700	2036	* *	4	\$3,900
	<i>Corroded, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Circulating Pumps And Pipings, Boiler Room</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>							
<hr/>								
<b>Terminal Devices</b>								
	Air Handler	20%	Now	\$210,500	2038	* *	1	\$8,900
	<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 1 Unit In Boiler Rm. 2 Units In Penthouse, 2 Units On Roof.</i>							
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : For Locker Room, Toilet Room, Penthouse</i>							
	Convactor/Radiator	10%			2026	\$40,100	1	\$2,600
	Unit Heater - Hot Water	70%			2033	* *		
<hr/>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
	Electricity	100%			2036	* *	1	
<hr/>								
<b>Conversion Equipment</b>								
	Int Pkg Unit - Heating/Cooling	20%	Now	\$318,300	2033	* *	2	\$800
	<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 2 Units. 3rd Fl. Mech. Room</i>							
	<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>							
	Split Unit	10%	Now	\$8,000	2028	\$159,800		
	<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : 1 Unit, Roof</i>							
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>							
	<i>Location : 2 Units, Roof</i>							
	Window/Wall Unit	8%			2021	\$12,500	1	
	No Component	62%						
<hr/>								
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	20%			2023	\$11,500	2	\$11,200
	No Component	80%						
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$70,700
<hr/>								
<b>Exhaust Fans</b>								
	Roof	50%			2028	\$62,100	2	\$1,200
	No Component	50%						
<hr/>								
<b>Plumbing</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**

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%			2038	**	1		
Galvanized Steel	50%	0-2	\$16,400	2033	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Boiler Room</i>							
<hr/>								
Water Heater								
Gas Fired	100%	Now	\$4,600	2023	\$45,600	2	\$900	
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : The Tank Is Leaking And Rusted At The Bottom</i>							
<hr/>								
Sanitary Piping								
Cast Iron	100%	Now	\$11,000	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Oil Separator And Water Backup From Sewage At Boiler Room</i>							
<hr/>								
Storm Drain Piping								
Cast Iron	100%	Now	\$3,100	LIFE	**	1		
	<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Leaking To 2nd Floor Locker Room From Penthouse</i>							
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2028	\$311,900	1-5	\$41,900	
<hr/>								
Sprinkler								
Generic	100%			2028	\$732,900	1-2	\$22,400	
<hr/>								
Chemical System								
Generic	100%			2021	\$1,900	1-3	\$4,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gas Re-fill Stations</i>							
	<i>Explanation : 4 Sets On Gas Re-fill Stations</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : MANHATTAN 3/3A GARAGE  
**Address** : PIERS 36 - 299 SOUTH STREET BET CLINTON AND MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP005.020 / 2403 **Yr Built/Renovated** : 1963 / 1996  
**Area Sq Ft** : 172,400 **Project Type** : SANITATION  
**Date of Survey** : 13-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 241 **Lot** : 13 **BIN** : 1078939

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$2,577,600	\$343,300
Interior Architecture	\$487,100	\$442,100
Electrical		\$311,300
Mechanical	\$135,800	\$351,100
<b>Total</b>	<b>\$3,200,500</b>	<b>\$1,447,800</b>
Importance Code A	\$2,577,600	\$655,400
Importance Code B	\$622,900	\$746,500
Importance Code C		\$45,900
<b>Total</b>	<b>\$3,200,500</b>	<b>\$1,447,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$13,700			\$26,800
Interior Architecture	\$20,300	\$9,300		
Electrical	\$25,700	\$3,200	\$7,000	\$3,900
Mechanical	\$23,100	\$21,700	\$59,600	\$21,700
<b>Total</b>	<b>\$82,800</b>	<b>\$34,200</b>	<b>\$66,500</b>	<b>\$52,300</b>
Importance Code A	\$20,000	\$7,000	\$7,400	\$33,800
Importance Code B	\$62,800	\$17,900	\$59,200	\$18,500
Importance Code C		\$9,300		
<b>Total</b>	<b>\$82,800</b>	<b>\$34,200</b>	<b>\$66,500</b>	<b>\$52,300</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 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	\$438,400	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	\$402,800	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	\$13,700	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	\$1,270,300	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	\$196,900	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

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

Maintenance \$ are aggregated over a ten-year period. Site 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 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	Priority
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$342,600	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	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	13%			2035	**	5	\$18,600	
Concrete Masonry Unit	80%			LIFE	**	5	\$45,900	
Glass: Single Pane	2%			LIFE	**	5	\$2,200	
Ceilings								
AcousTileConcealSpLn	10%	Now	\$109,100	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	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
Metal Panel	5%			LIFE	**	5	\$16,900	

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%			2036	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Transformers								
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>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$700	
Raceway								
Conduit	100%			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**  
**MANHATTAN 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 Controlllers</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	\$2,500	
<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	\$20,800	2026	\$104,100	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	**	1-3	\$21,900	

<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>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.

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 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	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Furnace	90%	0-2	\$6,200	2026	\$312,100	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								
Exterior Pkg Unit - Cooling	20%			2031	**	2	\$1,900	
Window/Wall Unit	15%			2021	\$46,000	1		
No Component	65%							
Heat Rejection								
Dry Cooler	15%			2031	**	2	\$16,500	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,800	
Exhaust Fans								
Roof	100%			2031	**	2	\$4,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2021	\$89,800	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**  
**MANHATTAN 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>	<b>Priority</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

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

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$260,800	\$1,641,400
Interior Architecture	\$462,500	\$800,700
Electrical		\$146,900
Mechanical	\$54,900	\$158,900
<b>Total</b>	<b>\$778,100</b>	<b>\$2,747,900</b>
Importance Code A	\$260,800	\$1,641,400
Importance Code B	\$355,700	\$883,900
Importance Code C	\$161,600	\$222,600
<b>Total</b>	<b>\$778,100</b>	<b>\$2,747,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$29,800			
Interior Architecture	\$19,400	\$33,500		
Electrical	\$17,600	\$16,800	\$16,800	\$36,300
Mechanical	\$74,300	\$63,800	\$145,800	\$81,600
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$165,800</b>	<b>\$138,800</b>	<b>\$187,300</b>	<b>\$142,600</b>
Importance Code A	\$29,800		\$12,500	\$900
Importance Code B	\$136,000	\$128,900	\$174,800	\$141,700
Importance Code C		\$9,900		
<b>Total</b>	<b>\$165,800</b>	<b>\$138,800</b>	<b>\$187,300</b>	<b>\$142,600</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**  
**MANHATTAN 4, 4A, 7 GARAGE**  
**Asset # : 14765**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Metal/Glass Curt Wall	23%			LIFE	**	5	\$224,700	
Metal Panel	3%			2053	**	5-10	\$107,500	
Metal Sect. OHD	5%			2044	**	5	\$81,400	
Granite Panels	4%			LIFE	**	5	\$15,600	
Pre-Cast Concrete	64%	4+	\$220,100	LIFE	**	5	\$1,083,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Weathering Steel	1%			LIFE	**	1		
<b>Windows</b>								
Aluminum	90%	Now	\$9,000	2049	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 4th Floor Garage</i>								
Metal Louvers	10%			2036	**	10	\$7,500	
<b>Parapets</b>								
Concrete Masonry Unit	80%			LIFE	**	5	\$22,800	
Metal Rail	8%			2044	**	5-10	\$36,600	
Pre-Cast Concrete	12%			LIFE	**	5	\$19,100	
<b>Roof</b>								
IRMA/Protected Membrane	15%	4+	\$6,400	2035	**			
<i>Broken Paver Blocks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Terraced Roof - 4th Floor</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Terraced Roof - 4th Floor</i>								
Metal Panel	3%			2044	**	10	\$14,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts</i>								
Modified Bitumen	80%			2035	**	10	\$214,100	
Skylight, Plastic	2%			2044	**	1		
<b>Interior</b>								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$274,800	
Ceramic Tile	8%	4+	\$19,400	2040	**	5	\$25,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Public Corridors</i>								
Sheet Vinyl/Rubber	5%			2035	**	5	\$47,100	
Traffic Topping	67%	2-4	\$260,600	2035	**	5	\$263,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : M4 And Broom Garages</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 4, 4A, 7 GARAGE**  
**Asset # : 14765**

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

## Interior

## Interior Walls

Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2040	**	5	\$19,900	
Concrete Masonry Unit	29%			LIFE	**	5	\$76,800	
Concrete Masonry Unit	55%	4+	\$161,600	LIFE	**	5	\$145,700	

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

*Location : M4 Garage - West Elevation*

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

*Location : Throughout*

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

## Ceilings

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

Electrical		Current Repair		Future Replacement		Maintenance		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%			2057	**	5	\$1,800	
---------------	------	--	--	------	----	---	---------	--

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

*Location : Ground Floor And Ground Floor Intermediate*

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

## Switchgear / Switchboard

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

## Raceway

Conduit	100%			2057	**	1		
---------	------	--	--	------	----	---	--	--

## Panelboards

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

## Wiring

Thermoplastic	100%			2057	**	1		
---------------	------	--	--	------	----	---	--	--

## Motor Controlllers

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

## Ground

## Grounding Devices

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

## Stand-by Power

## Transfer Switches

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

## Lighting

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

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

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

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

<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	25%			2037	**	10	\$96,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallway, Staircases And Locker Room</i>								
HID	75%			2037	**	10	\$10,200	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2037	**	10	\$50,700	
Exit, Service	50%			2037	**	1		
<b>Exterior Lighting</b>								
HID	100%			2037	**	10	\$1,300	
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2067	**	5	\$12,300	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2037	**	1	\$15,700	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Digital	10%			2037	**	1-3	\$26,600	

<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>								
Utility Steam	100%			2047	**	1		
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2036	**	5	\$24,900	
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2053	**	4	\$20,700	
<b>Terminal Devices</b>								
Air Handler	5%			2037	**	1	\$13,000	
Convactor/Radiator	5%			2044	**	1	\$6,800	
Fan Coil Unit/Heat	90%			2035	**	1	\$122,000	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2052	**	1		
<b>Conversion Equipment</b>								
Absorption Chiller/Steam/HW No Component	40%			2040	**	1	\$181,700	
	60%							

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

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

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

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

<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>Air Conditioning</b>								
Terminal Devices								
Fan Coil - 2 Pipe	40%			2035	**	1	\$54,200	
No Component	60%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$234,000	
Exhaust Fans								
Roof	100%			2037	**	2	\$12,900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2057	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2057	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2022	\$13,300	4	\$8,900	
Sewage Ejector(s)								
Electric	100%			2037	**	4	\$16,700	
Backflow Preventer								
Generic	100%			2037	**	1	\$25,700	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	60%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 3 Unit (B-4)</i>							
	<i>Explanation : 3 Units</i>							
Hydraulic	40%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>							
	<i>Location : 2 Units (G-3)</i>							
	<i>Explanation : 2 Units</i>							
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2057	**	1-5	\$211,600	
Sprinkler								
Generic	100%			2057	**	1-2	\$117,600	
Fire Pump								
Generic	100%			2042	**	1	\$78,400	

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : MANHATTAN 8 GARAGE (FORMER INCINERATOR)  
**Address** : 341 WEST 215 STREET @ NINTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0060.000 / 13643 **Yr Built/Renovated** : 1935 / 2007  
**Area Sq Ft** : 56,830 **Project Type** : SANITATION  
**Date of Survey** : 18-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2196 **Lot** : 1 **BIN** : 1064485

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$4,261,000	\$339,100
Interior Architecture	\$1,259,200	\$176,400
Electrical	\$165,600	\$423,600
Mechanical	\$70,500	\$705,100
Site Enclosure	\$68,300	
Site Pavements	\$112,100	
<b>Total</b>	<b>\$5,936,700</b>	<b>\$1,644,100</b>
Importance Code A	\$4,261,000	\$339,100
Importance Code B	\$1,301,900	\$1,305,000
Importance Code C	\$373,800	
<b>Total</b>	<b>\$5,936,700</b>	<b>\$1,644,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$3,900			
Interior Architecture	\$44,900		\$2,300	\$1,200
Electrical	\$22,600		\$200	\$700
Mechanical	\$27,400	\$7,700	\$12,700	\$9,000
Site Pavements	\$8,400			
<b>Total</b>	<b>\$107,200</b>	<b>\$7,700</b>	<b>\$15,200</b>	<b>\$10,900</b>
Importance Code A	\$9,600	\$5,600	\$5,600	\$5,600
Importance Code B	\$69,900	\$2,100	\$9,600	\$5,300
Importance Code C	\$27,700			
<b>Total</b>	<b>\$107,200</b>	<b>\$7,700</b>	<b>\$15,200</b>	<b>\$10,900</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**  
**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	\$254,100	LIFE	**	5	\$46,800	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	\$577,600	LIFE	**	5	\$95,900	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	\$70,800	LIFE	**	5	\$4,500	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Metal Sect. OHD	10%	Now	\$224,200	2041	**	5	\$18,700	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken/ Missing Elements</i>								
Windows								
Aluminum	20%			2044	**	5	\$7,900	
Steel	80%	Now	\$1,639,400	2053	**	5	\$196,500	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	
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$51,300	LIFE	**	5	\$10,400	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	\$279,900	LIFE	**	5	\$12,100	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>								
Roof								
Built-Up (BUR)	25%			2033	**	10	\$27,500	
Built-Up (BUR)	70%	Now	\$352,200	2038	**			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	\$811,600	2058	**			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>								

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 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>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	48%	Now	\$185,100	LIFE	**	5	\$97,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$4,600	
Steel Plate	2%	Now	\$169,200	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%			2028		3	\$4,600	
Not Accessible	35%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Incinerator Area Inaccessible - Hazardous Air Quality</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%	Now	\$19,400	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
Masonry: Brick	35%	Now	\$238,000	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	20%	Now	\$67,500	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Restroom Entrance</i>								
Not Accessible	35%							

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

Maintenance \$ are aggregated over a ten-year period. Site 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	Priority
Interior								
Ceilings								
Exposed Concrete	35%	Now	\$208,800	LIFE	**	5	\$5,100	
<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	20%	Now	\$390,600	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	10%	Now	\$24,300	LIFE	**	5	\$5,800	
<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>								
Not Accessible	35%							
Site Enclosure								
Fence/Gates								
Chain link	100%			2038	**			
Free Standing Walls								
Masonry: Brick	100%	0-2	\$68,300	2038	**			
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Archways At West 215 St</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$112,100	2033	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Perimeter Sidewalks Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Sidewalks Throughout</i>								
Parking/Driveway								
Asphalt	70%			2031	**			
Cast in Place Concrete	30%	Now	\$8,400	2033	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West 215th Street Side</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

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

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

<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								
Molded Case Bkrs	100%			2038	**	5	\$1,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated @ 400 Amperes</i>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2038	**	5	\$700	
Molded Case Bkrs	50%			2028	\$85,400	5	\$700	
<hr/>								
Raceway								
Conduit	95%			2028	\$45,600	1		
Conduit	5%			2038	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	95%			2027	\$92,100	5	\$1,400	
Molded Case Bkrs	5%			2050	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	80%	2-4	\$44,000	2053	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
<hr/>								
Thermoplastic	15%			2028	\$8,300	1		
Thermoplastic	5%			2054	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2026	\$37,300	5	\$400	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2023	\$29,700	10	\$15,600	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And 2nd Floor</i>							
<hr/>								
Fluorescent	5%	Now	\$5,000	2038	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Explanation : Not Functional</i>							
<hr/>								
Fluorescent	2%			2036	**	10	\$1,000	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : New Locker Room</i>							
<hr/>								
HID	60%			2023	\$69,100	10	\$1,100	
LED	3%			2036	**			

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting Emergency, Battery	10%			2036	**	10	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Locker Room Only</i>								
<i>Explanation : Emergency Lights</i>								
Exit, LED	10%			2063	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Locker Room Only</i>								
<i>Explanation : Exit Lights</i>								
No Component	80%							
<b>Exterior Lighting</b>								
HID	30%			2023	\$64,300	10	\$100	
No Component	70%							
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%	Now	\$121,500	2068	**	5	\$800	
<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>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%			2038	**	5	\$17,600	
<b>Conversion Equipment</b>								
Steam Boiler	100%			2033	**	1	\$56,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$70,500	2028	\$235,000			
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Central Garage.</i>								
<i>Explanation : Low Steam Pressure To The New Section At The Central Garage.</i>								

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

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

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

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

**Asset # : 13643**

Mechanical		Current Repair		Future Replacement		Maintenance		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%			2026	\$56,900	1	\$3,700	
Unit Heater - Steam	15%	Now	\$2,800	2023	\$28,500	4	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Room</i>								
Unit Heater - Steam	10%			2038	**	4	\$500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Central Garage.</i>								
<i>Explanation : New Installation</i>								
No Component	55%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Split Unit	5%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Fl. Female Supervisor Locker Room</i>								
Window/Wall Unit	5%			2021	\$5,500	1		
No Component	90%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2036	**	1	\$900	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2036	**	2	\$2,000	
No Component	95%							
Ventilation								
Exhaust Fans								
Wall Unit	10%			2033	**	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2038	**	1		
Galvanized Steel	70%	Now	\$16,300	2026	\$163,200	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2026	\$32,400	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								

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

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

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

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

**Asset # : 13643**

<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 Standpipe Generic	100%			2028	\$221,500	1-5	\$29,700	

*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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : MANHATTAN BOROUGH REPAIR SHOP  
**Address** : 640 W. 26 ST @12TH AVENUE  
**Borough** : MANHATTAN **Agency's Number** : S214-232  
**Program / Asset #** : DOS0058.000 / 4517 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 205,215 **Project Type** : SANITATION  
**Date of Survey** : 24-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m,2,2m,3  
**Block** : 670 **Lot** : 50 **BIN** : 1012267

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,250,100	\$273,800
Interior Architecture	\$2,652,600	\$353,500
Electrical		\$1,324,500
Mechanical	\$121,100	\$304,800
<b>Total</b>	<b>\$4,023,800</b>	<b>\$2,256,600</b>
Importance Code A	\$1,250,100	\$273,800
Importance Code B	\$2,715,400	\$1,924,500
Importance Code C	\$58,300	\$58,300
<b>Total</b>	<b>\$4,023,800</b>	<b>\$2,256,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				
Interior Architecture	\$65,600	\$9,600	\$27,000	\$13,500
Electrical	\$16,200	\$12,100	\$14,700	\$13,200
Mechanical	\$43,300	\$29,500	\$47,500	\$27,500
Site Pavements	\$13,400			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$150,400</b>	<b>\$63,000</b>	<b>\$101,100</b>	<b>\$66,100</b>
Importance Code A	\$10,100	\$10,100	\$10,100	\$10,100
Importance Code B	\$102,900	\$43,200	\$91,000	\$55,900
Importance Code C	\$37,400	\$9,600		
<b>Total</b>	<b>\$150,400</b>	<b>\$63,000</b>	<b>\$101,100</b>	<b>\$66,100</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 BOROUGH REPAIR SHOP**  
**Asset # : 4517**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	55%	Now	\$156,500	LIFE	**	5	\$83,600	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Street Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Street Facade</i>								
Metal Panel	10%			2048	**	5-10	\$104,600	
Metal Sect. OHD	10%	Now	\$47,400	2033	**	5	\$23,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Doors On East And West Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Of Doors On East And West Facades</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Broken/missing Elements</i>								
Weathering Steel	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Ramp</i>								
<i>Explanation : Component Actually Structural Beams</i>								
Window Wall	20%			2048	**	5	\$114,100	
Windows								
Aluminum	40%	0-2	\$57,000	2036	**	5	\$3,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices And Meeting Areas Overlooking West Street</i>								
Metal Louvers	60%			2031	**	10	\$63,800	
Parapets								
Masonry: Brick Cavity	95%	0-2	\$35,300	LIFE	**	5	\$15,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Control Joints</i>								
Metal Panel	5%			2048	**	5	\$3,100	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**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	Priority
Exterior								
Roof								
Built-Up (BUR)	55%	Now	\$304,500	2038		**		
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 2nd Floor Shops</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Over Repair Shop</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Walls And At Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 2nd Floor Shops</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Roof Entire</i>								
Metal Panel	35%	Now	\$477,200	2048		**		1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Parking Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over Parking Area</i>								
Paver: Asphalt	10%	Now	\$108,300	2043		**		1
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Patio Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 2nd Floor Repair Shop</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Patio Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over 2nd Floor Repair Shop</i>								
Interior								
Floors								
Asphalt Poured	20%	Now	\$14,700	2033		**	5	\$13,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area On Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area On Third Floor</i>								
Carpet	10%			2024	\$344,000		3	\$54,000
Cast in Place Concrete	50%	Now	\$280,300	LIFE		**	5	\$295,300
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Trench Drains Of First Floor Garage</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stock Room In 2nd Mezzanine, Entrance Ramps And Aprons</i>								
Ceramic Tile	20%			2031		**	5	\$54,000

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**  
**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>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	76%			LIFE	**	5	\$116,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout 1st And 2nd Floor Garages</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Expansion Joints</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout 1st And 2nd Floor Garages</i>								
Glass: Single Pane	2%			LIFE	**	5	\$5,800	
Gypsum Board	15%			LIFE	**	5-10	\$48,900	
Masonry: Brick	5%			LIFE	**	10	\$2,900	
Metal Coiling Doors	2%			2050	**	5	\$19,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Ramp - Recent Installation</i>								
<i>Explanation : Component Actually Rapid Rollup Door</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	4+	\$43,600	2033	**	5	\$27,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st And 3rd Floor Offices</i>								
Exposed Struc: Steel	80%	Now	\$2,270,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Structural Beams</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Parking Area Over Third Floor, Repair Shops</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fireproofing Delaminating Off Of Structural Beams</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	95%	Now	\$12,100	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Side At 11th Avenue And At Garage Entrance On West Street</i>								
Pavers/Stone	5%	Now	\$1,300	2031	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Street Walkways</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>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2038	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated @ 1- 4000 Amperes And 2-2500 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.*

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

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	100%			2033	**	5	\$800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room And Mechanical Room</i>							
	<i>Explanation : 75 Kva, 30 Kva,480/208/120 Volts</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 6- Vertical Sections</i>							
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5	\$200	
Molded Case Bkrs	95%			2036	**	5	\$5,100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,000	
	<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%			2033	**	1	\$63,100	
Lighting								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$56,500	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Repair Shop</i>							
Fluorescent	40%			2033	**	10	\$75,300	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	30%			2033	**	10	\$2,000	
Egress Lighting								
Emergency, Battery	50%			2028		10	\$24,800	
Exit, Service	50%			2028		1	\$11,400	
Exterior Lighting								
HID	30%			2028		10	\$200	
No Component	70%							
Alarm								

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

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

2028

\$185,900

1

\$23,000

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$636,600

1-3

\$39,100

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

**Heating**

## Energy Source

Natural Gas

100%

2038

\* \*

1

## Conversion Equipment

Furnace

80%

2033

\* \*

1

\$81,200

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

Hot Water Boiler

20%

2033

\* \*

1

\$20,300

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

## Distribution

Hot Wtr Piping/Pump

20%

2036

\* \*

4

\$3,000

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

No Component

80%

## Terminal Devices

Convactor/Radiator

10%

2033

\* \*

1

\$6,600

Unit Heater - Steam

10%

2028

\$68,600

4

\$2,800

No Component

80%

**Air Conditioning**

## Energy Source

Electricity

100%

2044

\* \*

1

## Conversion Equipment

Ext Pkg Unit - Heating/Cooling

100%

2033

\* \*

2

\$12,600

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

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

*Maintenance \$ are aggregated over a ten-year period. Site 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	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$181,200	
Exhaust Fans								
Interior	10%			2028	\$68,300	2	\$600	
Roof	90%			2033	**	2	\$5,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	40%			2027	\$46,800	2	\$1,200	
Gas Fired	60%	0-2	\$70,200	2028	\$70,200	2	\$1,400	
			<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : The System Has No Return Line</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2033	**	1	\$12,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
			<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%			2048	**	1-5	\$103,500	
Sprinkler								
Generic	100%			2038	**	1-2	\$57,500	
Fire Pump								
Generic	100%			2037	**	1	\$38,300	

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,641,400	\$132,800
Interior Architecture	\$597,400	\$204,300
Electrical	\$65,200	\$292,800
Mechanical	\$104,400	\$352,700
<b>Total</b>	<b>\$2,408,400</b>	<b>\$982,600</b>
Importance Code A	\$1,745,800	\$132,800
Importance Code B	\$662,600	\$849,700
<b>Total</b>	<b>\$2,408,400</b>	<b>\$982,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$2,400		\$8,300	
Interior Architecture	\$39,100		\$700	
Electrical	\$10,700	\$3,600	\$1,900	\$2,400
Mechanical	\$29,500	\$6,600	\$15,000	\$6,600
<b>Total</b>	<b>\$81,800</b>	<b>\$10,200</b>	<b>\$26,000</b>	<b>\$9,000</b>
Importance Code A	\$4,000	\$4,100	\$12,200	\$3,900
Importance Code B	\$48,000	\$6,200	\$13,800	\$5,100
Importance Code C	\$29,700			
<b>Total</b>	<b>\$81,800</b>	<b>\$10,200</b>	<b>\$26,000</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**  
**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	\$133,900	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	\$173,000	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	\$406,800	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	\$62,200	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	\$865,500	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	\$48,500	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	\$28,700	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		**		

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

Maintenance \$ are aggregated over a ten-year period. Site 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	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$141,400	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+	\$407,500	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	\$2,400	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 Controllers								
Locally Mounted	25%			2030	**	5	\$100	
Motor Control Center	75%			2030	**	5	\$1,600	

Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Watermeter Room</i>								
<i>Explanation : Covered With Insulation</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**

<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 And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2030	**	10	\$14,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
HID	9%			2030	**	10	\$200	
HID	1%	Now	\$6,400	2035	**			
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
<b>Egress Lighting</b>								
Emergency, Battery	18%			2025	\$17,200	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	\$47,700	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	\$245,100	1-3	\$15,100	
<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.

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

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	\$104,400	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	\$800	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%	Now	\$4,000	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	\$9,200	2025	\$185,000	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	\$122,600	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	**	1		
Galvanized 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 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>								
	Water Heater							
	Gas Fired	100%			2024	\$45,100	2	\$1,200
	Sanitary Piping							
	Cast Iron	100%	Now	\$10,800	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	\$100	1-3	\$200

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,097,000	\$58,200
Interior Architecture	\$578,400	\$357,000
Electrical	\$1,159,400	\$116,500
Mechanical	\$215,600	\$651,300
<b>Total</b>	<b>\$3,050,400</b>	<b>\$1,183,000</b>
Importance Code A	\$1,097,000	\$234,700
Importance Code B	\$1,820,800	\$948,300
Importance Code C	\$132,500	
<b>Total</b>	<b>\$3,050,400</b>	<b>\$1,183,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$35,400			\$3,000
Interior Architecture		\$12,400		
Electrical	\$10,600	\$7,500	\$9,900	\$6,400
Mechanical	\$22,000	\$10,200	\$15,500	\$11,800
<b>Total</b>	<b>\$67,900</b>	<b>\$30,100</b>	<b>\$25,500</b>	<b>\$21,200</b>
Importance Code A	\$40,300	\$5,000	\$5,200	\$8,000
Importance Code B	\$27,600	\$14,600	\$20,300	\$13,200
Importance Code C		\$10,500		
<b>Total</b>	<b>\$67,900</b>	<b>\$30,100</b>	<b>\$25,500</b>	<b>\$21,200</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

## 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	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	78%	Now	\$435,400	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	\$4,800	
Window Wall	5%	Now	\$17,900	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>								
Windows								
Aluminum	95%			2042	**	5	\$6,100	
Metal Louvers	5%			2035	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$5,600	
Masonry: Brick Cavity	48%			LIFE	**	5	\$4,800	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	95%	Now	\$545,800	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	\$115,800	2039	**	1		1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof 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.

Maintenance \$ are aggregated over a ten-year period. Site 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	\$218,100	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	\$43,500	2035	**	5	\$11,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	10%			2026		3	\$5,600	
Interior Walls								
Cast in Place Concrete	10%	Now	\$132,500	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	**			
Ceramic Tile	10%			2035	**	5	\$21,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$12,600	
Gypsum Board	10%			LIFE	**	5	\$12,600	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$121,100	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	**			
Exposed Struc: Steel	10%	Now	\$63,100	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	\$18,800	

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.

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

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. Enclosure Corroded</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$73,200	5	\$400	
Raceway								
Conduit	80%			2036	**	1		
Conduit	20%			2026	\$3,000	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	87%			2025	\$38,900	5	\$2,300	
Molded Case Bkrs	8%	2-4	\$3,600	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	\$4,700	5		
Motor Control Center	95%			2024	\$20,400	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
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	\$4,400	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	\$27,000	10	\$4,800	
Exit, Service	80%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$300	

## Alarm

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

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

<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

\$60,500

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

\$1,036,300

1-3

\$61,800

*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

\$176,600

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

\$1,000

No Component

80%

## Terminal Devices

Convactor/Radiator

15%

2031

\* \*

1

\$4,900

Fan Coil Unit/Heat

5%

2026

\$70,200

1

\$1,600

No Component

80%

**Air Conditioning**

## Energy Source

Electricity

100%

2042

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

20%

2026

\$234,700

2

\$1,200

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

No Component

80%

**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

## QUEENS 11 GARAGE

Asset # : 4135

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	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	\$172,700	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	\$44,700	
Exhaust Fans								
Roof	100%			2026	\$155,600	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	\$14,300	2026	\$14,300	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	\$42,900	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$14,300	4	\$2,100	
	<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	

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : QUEENS 6 GARAGE BETTS AVE. FACILITY  
**Address** : 58-73 53RD AVE. ( ZOLA - 58-62 58TH STREET )  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0015.000 / 2002 **Yr Built/Renovated** : 1957 /  
**Area Sq Ft** : 92,912 **Project Type** : SANITATION  
**Date of Survey** : 17-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2361 **Lot** : 151 **BIN** : 4462505

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$6,418,700	\$353,000
Interior Architecture	\$2,227,700	\$237,300
Electrical	\$385,300	\$1,648,700
Mechanical	\$754,300	\$3,198,800
<b>Total</b>	<b>\$9,786,100</b>	<b>\$5,437,800</b>
Importance Code A	\$6,570,400	\$1,908,800
Importance Code B	\$2,312,900	\$3,529,000
Importance Code C	\$902,900	
<b>Total</b>	<b>\$9,786,100</b>	<b>\$5,437,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$19,300			
Interior Architecture	\$39,600			\$2,600
Electrical	\$9,500	\$1,700	\$800	\$41,500
Mechanical	\$28,000	\$14,500	\$18,900	\$44,300
<b>Total</b>	<b>\$96,400</b>	<b>\$16,100</b>	<b>\$19,700</b>	<b>\$88,500</b>
Importance Code A	\$21,600	\$9,200	\$9,200	\$10,400
Importance Code B	\$62,100	\$6,900	\$10,500	\$78,000
Importance Code C	\$12,700			
<b>Total</b>	<b>\$96,400</b>	<b>\$16,100</b>	<b>\$19,700</b>	<b>\$88,500</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 6 GARAGE BETTS AVE. FACILITY**  
**Asset # : 2002**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$96,500	LIFE	**	5	\$42,900	
<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	25%	Now	\$1,290,800	LIFE	**	5	\$42,900	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	\$516,300	LIFE	**	5	\$85,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Lintels And Doors</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners Of North Facade</i>								
Masonry: Granite	5%	Now	\$101,200	LIFE	**	5	\$6,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	0-2	\$194,200	2032	**	5	\$26,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$56,600	LIFE	**	5	\$27,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Window Sills And Lintels</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South East Windows</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South East Corner</i>								
<i>Explanation : Vegetative Growth</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 6 GARAGE BETTS AVE. FACILITY**  
**Asset # : 2002**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Louvers	3%	0-2	\$2,200	2030	**			
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Steel	97%	Now	\$1,222,100	2052	**	5	\$146,500	
	<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>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Exterior Window Frames</i>							
Parapets								
Masonry: Brick	50%	Now	\$134,900	LIFE	**	5	\$5,900	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>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : East Facade At Incinerator And Boiler Room</i>							
	<i>Spalling, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : East Facade</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	7%	Now	\$17,100	LIFE	**	5	\$1,000	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Coping</i>							
Pre-Cast Concrete	43%			LIFE	**	5	\$31,700	

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**  
**QUEENS 6 GARAGE BETTS AVE. FACILITY**  
**Asset # : 2002**

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								
Built-Up (BUR)	40%	Now	\$214,300	2037		**		
			<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>					
Single Ply Membrane	30%			2035		**	10	\$35,100
			<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Atop Furnace</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof Atop Furnace</i>					
			<i>Explanation : Work Almost Complete But Job Does Not Appear Active</i>					
Skylight, Metal/Glass	15%	Now	\$2,591,900	2057		**		
			<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>					
Under Construction	15%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : Above Boiler Room</i>					
			<i>Explanation : Construction Underway</i>					
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$337,900	LIFE		**	5	\$237,300
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement, Garage Area And Boiler Room</i>					
Ceramic Tile	5%	Now	\$26,900	2036		**	5	\$3,500
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Terrazzo	2%			LIFE		**	5	\$2,200
Vinyl Tile	15%	Now	\$177,100	2037		**	3	\$7,800
			<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>					

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

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

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

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

<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	20%	Now	\$200,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	30%	Now	\$211,200	LIFE	**	5	\$19,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$12,700	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$491,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Interior Window Sills In Garage Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$50,500	2047	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Locker Room And Kitchen/ Lounge</i>								
Exposed Concrete	85%	Now	\$759,400	LIFE	**	5	\$18,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room and Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								

<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%			2027	\$39,200	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - 2nd Floor</i>								
<i>Explanation : Two 3000 Amperes Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$15,800	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 45 Kva 480/277v Pri - 208/120v Sec</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	70%			2027	\$153,700	5	\$1,700	
Molded Case Bkrs	30%			2037	**	5	\$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**  
**QUEENS 6 GARAGE BETTS AVE. FACILITY**  
**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>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	90%			2027	\$86,800	1		
Conduit	10%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$11,900	5	\$200	
Fused Disc Sw	5%			2035	**	5	\$100	
Molded Case Bkrs	55%			2026	\$65,700	5	\$1,300	
Molded Case Bkrs	30%			2035	**	5	\$700	
<b>Wiring</b>								
Braided Cloth	60%	2-4	\$91,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	30%			2027	\$45,900	1		
<b>Motor Controllers</b>								
Locally Mounted	5%			2032	**	5		
Locally Mounted	15%			2025	\$198,500	5	\$100	
Motor Control Center	80%			2025	\$1,058,900	5	\$2,000	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	Now	\$9,500	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	30%			2032	**	10	\$25,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallway And Locker Room</i>								
HID	65%			2032	**	10	\$2,000	
Incandescent	5%			2022	\$48,300	2	\$100	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$11,200	
Exit, Service	50%			2032	**	1		
<b>Exterior Lighting</b>								
HID	30%			2032	**	10	\$100	
HID	70%			2022	\$245,200	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>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2037	**	1		

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

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

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

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

<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	75%	Now	\$151,700	2025	\$1,516,600	1	\$62,100	
<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%			2044	**	1	\$23,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : One Unit</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2027	\$1,147,800	4	\$6,900	
<b>Terminal Devices</b>								
Convactor/Radiator	70%	Now	\$244,800	2032	**	1	\$18,900	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	30%	Now	\$51,800	2027	\$103,600	4	\$2,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
<b>Conversion Equipment</b>								
Exterior Pkg Unit - Cooling	20%			2037	**	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Installed.</i>								
Window/Wall Unit	10%			2022	\$18,100	1		
No Component	70%							
<b>Terminal Devices</b>								
Fan Coil - 2 Pipe	10%			2027	\$49,600	1	\$3,000	
No Component	90%							
<b>Heat Rejection</b>								
Dry Cooler	10%			2027	\$14,200	2	\$6,500	
No Component	90%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	60%	Now	\$44,000	LIFE	**	2-5	\$31,100	
<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	40%							
<b>Exhaust Fans</b>								
Interior	60%			2022	\$185,500	2	\$1,700	
Wall Unit	40%			2022	\$12,400	2	\$1,100	

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

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

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

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

<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>Plumbing</b>								
H/C Water Piping Galvanized Steel	100%			2025	\$381,200	1		
Water Heater Electric	100%			2022	\$76,500	4	\$500	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2019	\$2,900	4	\$2,900	
Sewage Ejector(s) Compressed Air	100%	Now	\$16,200	2057	* *	4	\$900	
			<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%			2032	* *	1	\$5,700	
<b>Fire Suppression</b>								
Standpipe No Component	50%							
Generic	50%			2053	* *	1-5	\$23,400	

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : QUEENS DISTRICT 14 GARAGE  
**Address** : 51-10 ALMEDA AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0065.000 / 14558 **Yr Built/Renovated** : 2004 / 2010  
**Area Sq Ft** : 62,100 **Project Type** : SANITATION  
**Date of Survey** : 14-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,PEN  
**Block** : 15980 **Lot** : 2 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$86,800	\$206,100
<b>Total</b>	<b>\$86,800</b>	<b>\$206,100</b>
Importance Code A	\$86,800	\$206,100
<b>Total</b>	<b>\$86,800</b>	<b>\$206,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$18,900	\$24,000		\$1,000
Interior Architecture	\$12,400	\$6,300	\$10,000	\$6,300
Electrical	\$3,500	\$2,600	\$2,500	\$3,200
Mechanical	\$8,900	\$7,200	\$16,700	\$8,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$47,700</b>	<b>\$44,000</b>	<b>\$33,200</b>	<b>\$23,200</b>
Importance Code A	\$22,000	\$26,400	\$3,100	\$3,300
Importance Code B	\$25,600	\$17,700	\$28,400	\$19,900
Importance Code C			\$1,700	
<b>Total</b>	<b>\$47,700</b>	<b>\$44,000</b>	<b>\$33,200</b>	<b>\$23,200</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**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Alum/Vinyl Siding	10%	Now	\$16,200	2047	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead At Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Actually An Aluminum Panel Cladding System</i>								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$18,300	
Metal Sect. OHD	15%			2040	**	5	\$45,700	
Pre-Cast Concrete	65%			LIFE	**	5	\$206,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Entry Facade</i>								
<b>Windows</b>								
Aluminum	95%			2043	**	5	\$12,400	
Metal Louvers	5%			2036	**	10	\$4,100	
<b>Parapets</b>								
Concrete Masonry Unit	70%			LIFE	**	5	\$4,100	
Metal/Glass Curt Wall	10%			2047	**	5	\$2,000	
Metal: Cage/Fence	5%			2040	**	5-10	\$2,000	
Pre-Cast Concrete	15%	Now	\$2,800	LIFE	**	5	\$4,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Coping Stone - Throughout</i>								
<b>Roof</b>								
Modified Bitumen	85%	Now	\$39,200	2032	**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
Skylight, Plastic	13%	Now	\$47,500	2040	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Sloped Glazing	2%			LIFE	**	5	\$21,200	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$18,200	
Ceramic Tile	20%			2036	**	5	\$16,700	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridors Throughout</i>								
Sheet Vinyl/Rubber	10%			2032	**	5	\$12,500	
Traffic Topping	60%	Now	\$12,400	2032	**	5	\$31,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North East Corner Of Garage From Ground Water Back 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.

\*\* 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>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>								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	10%			2036	**	5	\$3,400	
Concrete Masonry Unit	15%			LIFE	**	5	\$2,000	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Glazed Ceramic Panel	5%			LIFE	**			
SGFT/Glazed Masonry	48%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2040	**	5	\$12,500	
Exposed Concrete	5%			LIFE	**	5	\$700	
Exposed Struc: Steel	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Long Span Trusses And Metal Deck</i>								
Metal Panel	10%			LIFE	**	5	\$10,400	
<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>								
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 Amperes And 2000 Amperes 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 Amperes Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	50%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva, Two 30kva 480/277v Pri - 208/120lv Sec</i>								
Liquid Filled	50%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Ratings Available</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	70%			2053	**	5	\$200	
Fused Disc Sw	30%			2053	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2053	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2049	**	5	\$100	
Molded Case Bkrs	90%			2052	**	5	\$1,500	

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**  
**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>	<b>Priority</b>
Under 600 Volts								
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	10%			2044	**	5		
Motor Control Center	90%			2044	**	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$19,100	
Lighting								
Interior Lighting								
Fluorescent	35%			2035	**	10	\$17,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices, Hallway And Locker Room</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2035	**	10	\$2,600	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallway</i>						
HID	60%			2035	**	10	\$1,100	
Egress Lighting								
Emergency, Service	30%			2035	**	1		
Emergency, Battery	20%			2035	**	10	\$2,700	
Exit, LED	40%			2062	**	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$2,300	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$3,800	

<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	100%			2053	**	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 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	Priority
<b>Heating</b>								
Conversion Equipment								
Furnace	75%			2032	**	1	\$20,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 8 Heating And Ventilation Units Covering The Garage Area</i>							
Hot Water Boiler	10%			2044	**	1	\$2,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 5 Units Covering The Offices Area</i>							
Radiant Heater	15%			2035	**	2	\$3,900	
<b>Distribution</b>								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$23,300	
Hot Wtr Piping/Pump	10%			2049	**	4	\$300	
No Component	15%							
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	25%			2035	**	1	\$4,500	
No Component	75%							
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	90%			2049	**	1		
Natural Gas	10%			2053	**	1		
<b>Conversion Equipment</b>								
Absorption Chiller/Direct Fire	10%			2035	**	1	\$6,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 9 Units, Using Ammonia And Water As A Refrigerant</i>							
No Component	90%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	10%			2053	**	4	\$300	
No Component	90%							
<b>Terminal Devices</b>								
Fan Coil - 4 Pipe	10%			2035	**	1	\$1,800	
No Component	90%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	10%			2035	**	2	\$3,900	
No Component	90%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,000	
<b>Exhaust Fans</b>								
Roof	100%			2035	**	2	\$1,700	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2053	**	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 DISTRICT 14 GARAGE**  
**Asset # : 14558**

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Water Heater Gas Fired	100%			2026	\$31,800	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%			2022	\$2,000	4	\$1,300
Backflow Preventer Generic	100%			2035	* *	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%			2053	* *	1-5	\$28,100
Sprinkler Generic	100%			2053	* *	1-2	\$15,600

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : QUEENS EAST 13 GARAGE  
**Address** : 153-67 146 AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0034.000 / 2009 **Yr Built/Renovated** : 1987 /  
**Area Sq Ft** : 55,495 **Project Type** : SANITATION  
**Date of Survey** : 15-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 15001 **Lot** : 73 **BIN** : 4433112

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$389,400	\$323,900
Interior Architecture		\$438,100
Electrical		\$439,500
Mechanical	\$261,700	\$230,800
<b>Total</b>	<b>\$651,000</b>	<b>\$1,432,300</b>
Importance Code A	\$389,400	\$367,800
Importance Code B	\$261,700	\$756,800
Importance Code C		\$307,700
<b>Total</b>	<b>\$651,000</b>	<b>\$1,432,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$22,600		\$5,400	
Interior Architecture	\$31,400	\$5,600	\$7,400	\$1,200
Electrical	\$1,300	\$800	\$1,600	\$600
Mechanical	\$71,900	\$8,700	\$27,500	\$9,500
<b>Total</b>	<b>\$127,200</b>	<b>\$15,100</b>	<b>\$41,900</b>	<b>\$11,300</b>
Importance Code A	\$37,300	\$2,500	\$7,900	\$2,500
Importance Code B	\$90,000	\$12,700	\$33,900	\$8,100
Importance Code C				\$800
<b>Total</b>	<b>\$127,200</b>	<b>\$15,100</b>	<b>\$41,900</b>	<b>\$11,300</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 EAST 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	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	**	5	\$56,700	
Metal Coiling Doors	30%	Now	\$296,300	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	\$5,700	
Window Wall	3%			2046	**	5	\$9,800	
Windows								
Aluminum	95%	Now	\$93,100	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	\$400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$4,400	
Metal Panel	5%			2046	**	5	\$900	
Roof								
Single Ply Membrane	95%	Now	\$22,600	2026	\$226,400			
<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		
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$97,700	
Cast in Place Concrete	20%	Now	\$30,900	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	\$1,900	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$10,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Room</i>								
Fabric on Framing	10%			2027	\$307,700	5	\$1,500	

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**  
**QUEENS EAST 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	Priority

## Interior

## Ceilings

AcousTileSusp.Lay-In	20%			2031	**	5	\$14,900	
Exposed Struc: Steel	80%			LIFE	**			

*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	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2036	**	5	\$200	
---------------	------	--	--	------	----	---	-------	--

*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	
---------------	------	--	--	------	----	---	-------	--

## Raceway

Conduit	100%			2036	**	1		
---------	------	--	--	------	----	---	--	--

## Panelboards

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

## Wiring

Thermoplastic	100%			2036	**	1		
---------------	------	--	--	------	----	---	--	--

## Motor Controllers

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

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$800	
---------	------	--	--	------	----	---	-------	--

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

*Location : Boiler Room*

*Explanation : Covered With Insulation*

## Lighting

## Interior Lighting

Fluorescent	20%			2026	\$21,800	10	\$9,100	
-------------	-----	--	--	------	----------	----	---------	--

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

*Location : Offices*

*Explanation : T-8 Lamps*

HID	80%			2026	\$324,800	10	\$1,300	
-----	-----	--	--	------	-----------	----	---------	--

## Egress Lighting

Emergency, Battery	5%			2026	\$3,400	10	\$600	
Exit, Service	95%			2026	\$12,700	1		

## Exterior Lighting

Under Construction	100%							
--------------------	------	--	--	--	--	--	--	--

## Alarm

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

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

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

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

<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

\$114,800

1-3

\$6,800

*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

\$13,100

2026

\$43,800

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

\$1,500

No Component

40%

## Terminal Devices

Air Handler

40%

2021

\$261,700

1

\$12,300

Convactor/Radiator

20%

2024

\$49,800

1

\$3,200

No Component

40%

**Air Conditioning**

## Energy Source

Electricity

100%

2034

\* \*

1

## Conversion Equipment

Exterior Pkg Unit -  
Cooling

20%

0-2

\$15,100

2026

\$75,400

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

\$9,700

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.*

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

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

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

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							
Dry Cooler	20%			2026	\$15,200	2	\$6,900
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,700
Exhaust Fans							
Interior	20%	0-2	\$9,900	2026	\$33,100	2	\$200
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
Roof	80%			2026	\$61,800	2	\$1,200
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2036	* *	1	
Water Heater							
Gas Fired	100%			2019	\$28,400	2	\$700
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Backflow Preventer							
Generic	100%			2026	\$11,800	1	\$3,100
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2036	* *	1-5	\$25,100
Sprinkler							
Generic	100%			2036	* *	1-2	\$13,900

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : QUEENS EAST 7 GARAGE  
**Address** : 120-01 31 AVENUE BTWN: 30 AVE. - 31 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0022.000 / 139 **Yr Built/Renovated** : 1983 / 1986  
**Area Sq Ft** : 107,975 **Project Type** : SANITATION  
**Date of Survey** : 16-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 4346 **Lot** : 75 **BIN** : 4438018

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$892,300	\$756,800
Interior Architecture	\$576,200	\$447,500
Electrical	\$436,200	\$225,100
Mechanical	\$90,700	\$925,000
<b>Total</b>	<b>\$1,995,400</b>	<b>\$2,354,400</b>
Importance Code A	\$892,300	\$1,114,600
Importance Code B	\$1,056,500	\$1,134,900
Importance Code C	\$46,600	\$104,900
<b>Total</b>	<b>\$1,995,400</b>	<b>\$2,354,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$2,000		
Interior Architecture	\$18,200		\$4,700	
Electrical	\$600	\$2,200	\$2,200	\$31,000
Mechanical	\$41,100	\$8,700	\$48,700	\$10,800
<b>Total</b>	<b>\$59,800</b>	<b>\$12,900</b>	<b>\$55,600</b>	<b>\$41,800</b>
Importance Code A	\$3,600	\$3,600	\$3,600	\$1,800
Importance Code B	\$56,200	\$9,300	\$52,000	\$39,900
Importance Code C				
<b>Total</b>	<b>\$59,800</b>	<b>\$12,900</b>	<b>\$55,600</b>	<b>\$41,800</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 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	
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%	0-2	\$199,300	LIFE	**	5	\$30,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	35%	Now	\$295,700	2032	**	5	\$40,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Garage Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	95%	Now	\$254,100	2052	**	5	\$3,000	
<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%			2030	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5	\$10,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$6,300	
Roof								
Modified Bitumen	98%	Now	\$143,200	2027	\$716,000			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
Skylight, Plastic	2%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$529,600	LIFE	**	5	\$278,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage Area</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Entry Door Aprons</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Floor Drains</i>								
Ceramic Tile	5%			2036	**	5	\$7,500	
Terrazzo	5%			LIFE	**	5	\$5,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	5%			2027	\$63,700	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.

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

<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	75%			LIFE	**	5	\$62,900	
Glass: Single Pane	2%			LIFE	**	5	\$3,100	
Metal Panel	3%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	5%	Now	\$46,600	LIFE	**	5	\$42,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout First Floor</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	Now	\$18,200	2032	**	5	\$11,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices And First Floor Hallway.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices And Telephone Service Room.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Exposed Concrete	5%			LIFE	**	5	\$1,200	
Exposed Struc: Steel	80%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</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%			2027	\$2,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$15,800	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 75 Kva 480/277v Pri -208/120v Sec</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2027	\$73,200	5	\$500	
<b>Raceway</b>								
Conduit	100%			2027	\$15,000	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$4,500	5	\$200	
Molded Case Bkrs	90%			2026	\$40,300	5	\$2,600	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$32,600	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 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>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2025	\$9,300	5	\$100	
Motor Control Center	90%			2025	\$19,300	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	20%			2035	**	10	\$19,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallway And Locker Room</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$5,000	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanic Shop</i>								
HID	75%			2035	**	10	\$2,600	
Egress Lighting								
Emergency, Battery	20%			2022	\$29,100	10	\$5,200	
Emergency, Battery	30%			2032	**	10	\$7,800	
Exit, Service	40%			2022	\$11,600	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$407,100	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$111,600	1-3	\$6,700	

<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	60%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Serves Gas Fired Unit Heaters And Roof Top Units</i>								
Interruptible Gas/Dual Fuel	40%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Of Building</i>								
<i>Explanation : 1 - 2,500 Gallon Buried Tank For #2 Fuel, Serves Boilers</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 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>								
Conversion Equipment								
Hot Water Boiler	30%			2044	**	1	\$16,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Boilers</i>							
Radiant Heater	20%			2027	\$357,800	2	\$10,000	
Under Construction	50%							
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%			2043	**	4	\$3,200	
No Component	60%							
<b>Terminal Devices</b>								
Convactor/Radiator	40%			2040	**	1	\$14,000	
Fan Coil Unit/Heat	30%	0-2	\$90,700	2032	**	1	\$9,400	
	<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
No Component	30%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
<b>Conversion Equipment</b>								
Ext Pkg Unit - Heating/Cooling	40%			2027	\$505,600	2	\$2,600	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Harsh Environment Affects Coil Life. using 410a Refrigerant.</i>							
No Component	60%							
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2	\$140,500	
<b>Ventilation</b>								
Exhaust Fans								
Under Construction	100%							
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2025	\$61,600	2	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units Share Storage Tank</i>							
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%	0-2	\$21,000	LIFE	**	1		
	<i>Leak Evident, 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**  
**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	
Plumbing								
Backflow Preventer								
Generic	100%			2032	* *	1	\$6,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$8,400	2047	* *	1-5	\$38,300	
		<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%			2047	* *	1-2	\$30,200	
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Relief Valve Not Working</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : QUEENS EAST 7A GARAGE ANNEX  
**Address** : 120-15 31 AVENUE BTWN : 30 AVE. - 31 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0022.010 / 13725 **Yr Built/Renovated** : 2005 /  
**Area Sq Ft** : 100,534 **Project Type** : SANITATION  
**Date of Survey** : 16-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4346 **Lot** : 75 **BIN** : 4802407

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$320,000	\$131,500
Interior Architecture	\$102,500	\$75,200
Mechanical	\$123,700	
<b>Total</b>	<b>\$546,200</b>	<b>\$206,700</b>
Importance Code A	\$386,400	\$131,500
Importance Code B	\$159,800	\$75,200
<b>Total</b>	<b>\$546,200</b>	<b>\$206,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$12,700			
Interior Architecture	\$24,300	\$12,200	\$1,800	
Electrical	\$900	\$2,400	\$900	\$32,300
Mechanical	\$49,900	\$29,300	\$23,400	\$27,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$91,800</b>	<b>\$47,900</b>	<b>\$30,100</b>	<b>\$63,700</b>
Importance Code A	\$16,200	\$5,000	\$5,000	\$5,200
Importance Code B	\$75,600	\$42,900	\$23,400	\$58,500
Importance Code C			\$1,800	
<b>Total</b>	<b>\$91,800</b>	<b>\$47,900</b>	<b>\$30,100</b>	<b>\$63,700</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**  
**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	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$12,100	
Masonry: Brick Cavity	70%			LIFE	**	5	\$84,400	
Metal Panel	3%	Now	\$4,400	2047	**	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	\$170,700	2040	**	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>								
Windows								
Aluminum	15%			2043	**	5	\$400	
Metal Louvers	85%			2036	**	10	\$15,800	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$26,000	
Masonry: Brick Cavity	10%			LIFE	**	5	\$3,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : North East And South East Corners Of Parapet</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Roof								
Modified Bitumen	91%	Now	\$149,300	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations Over Garage Area</i>								
Paver: Asphalt	5%			2036	**	10	\$21,200	
Skylight, Metal/Glass	1%	Now	\$8,300	2047	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Lobby</i>								
Skylight, Plastic	3%			2040	**	1		
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 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>								
Ceramic Tile	15%			2040	**	5	\$22,600	
Traffic Topping	10%	Now	\$37,300	2032	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Wash Bay Area</i>								
<i>Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating</i>								
Traffic Topping	70%	2-4	\$65,200	2032	**	5	\$65,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
Vinyl Tile	5%			2032	**	3	\$2,800	
<b>Interior Walls</b>								
Ceramic Tile	10%			2036	**	5	\$3,600	
Concrete Masonry Unit	73%			LIFE	**	5	\$10,400	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	5%			LIFE	**	5	\$1,100	
Masonry: Brick	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	Now	\$24,300	2040	**	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	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations Above Garage Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$9,400	

<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%			2047	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2047	**	5	\$400	
<b>Raceway</b>								
Conduit	100%			2047	**	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**

<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	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,400	
<b>Wiring</b>								
Thermoplastic	100%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$2,500	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,500	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	15%			2032	**	10	\$13,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Offices And Locker Room</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%			2032	**	10	\$4,600	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 2nd Floor</i>					
HID	80%			2035	**	10	\$2,600	
<b>Egress Lighting</b>								
Emergency, Battery	50%			2032	**	10	\$12,100	
Exit, LED	40%			2055	**	1		
Exit, Service	10%			2032	**	1		
<b>Exterior Lighting</b>								
HID	100%			2032	**	10	\$300	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2032	**	1	\$3,800	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$6,200	
			<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>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2053	**	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**

<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>								
Conversion Equipment								
Furnace	50%			2032	* *	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	\$66,400	2037	* *	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%			2040	* *	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>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2043	* *	4	\$1,500	
No Component	80%							
<b>Terminal Devices</b>								
Air Handler	10%			2032	* *	1	\$6,200	
Fan Coil Unit/Heat	10%			2032	* *	1	\$3,300	
No Component	80%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	10%			2049	* *	1		
Natural Gas	10%			2053	* *	1		
No Component	80%							
Conversion Equipment								
Absorption Chiller/Direct Fire	15%	Now	\$29,200	2032	* *	1	\$14,700	
<i>Leak Evident, Extent : Severe, Area Affected : 70%</i>								
<i>Location : 5 Out 8 Not Working On The Roof.</i>								
<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%			2035	* *			
No Component	80%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	20%			2047	* *	4	\$1,500	
No Component	80%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	20%			2032	* *	1	\$12,400	
No Component	80%							
<b>Heat Rejection</b>								
Dry Cooler	100%			2032	* *	2	\$70,000	
<b>Ventilation</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>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%			LIFE	**	2-5	\$56,100	
<b>Exhaust Fans</b>								
Roof	100%	Now	\$7,800	2032	**	2	\$2,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2053	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2022	\$57,300	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 - 500 Gallon Units</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Backflow Preventer</b>								
Generic	100%			2032	**	1	\$6,200	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
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>								
<b>Standpipe</b>								
Generic	100%			2053	**	1-5	\$50,700	
<b>Sprinkler</b>								
Generic	100%			2053	**	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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$3,623,900	\$257,100
Interior Architecture	\$1,468,100	\$330,200
Electrical	\$1,023,400	\$160,200
Mechanical	\$188,200	\$1,005,500
<b>Total</b>	<b>\$6,303,600</b>	<b>\$1,753,000</b>
Importance Code A	\$3,623,900	\$340,000
Importance Code B	\$2,595,900	\$1,413,000
Importance Code C	\$83,800	
<b>Total</b>	<b>\$6,303,600</b>	<b>\$1,753,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture			\$400	
Interior Architecture	\$900			\$1,800
Electrical	\$8,700	\$47,300		
Mechanical	\$46,700	\$34,000	\$8,900	\$6,400
<b>Total</b>	<b>\$56,300</b>	<b>\$81,300</b>	<b>\$9,300</b>	<b>\$8,200</b>
Importance Code A	\$9,200	\$4,900	\$5,100	\$4,700
Importance Code B	\$46,200	\$76,400	\$4,200	\$3,600
Importance Code C	\$900			
<b>Total</b>	<b>\$56,300</b>	<b>\$81,300</b>	<b>\$9,300</b>	<b>\$8,200</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**  
**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	\$372,600	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	\$1,751,900	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	\$823,000	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	\$676,400	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	\$263,300	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	\$119,600	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	\$83,800	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	\$113,800	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+	\$444,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garages</i>								
Plaster	60%	2-4	\$443,100	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>								

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

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

<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>								
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	\$73,200	5	\$500	
<hr/>								
<b>Raceway</b>								
Conduit	90%			2025	\$13,500	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	\$4,500	2050	**	5	\$100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rolling Doors</i>								
<hr/>								
Molded Case Bkrs	90%			2024	\$40,300	5	\$2,500	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2025	\$32,600	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	50%			2023	\$46,700	5	\$400	
Motor Control Center	50%			2023	\$10,700	5	\$1,400	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	25%			2020	\$51,500	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	\$537,600	10	\$2,100	
HID	5%	Now	\$38,400	2035	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage Area</i>								
<hr/>								
<b>Egress Lighting</b>								
Exit, Service	90%			2020	\$22,800	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	\$395,900	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>	<b>Priority</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**  
**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	\$4,100	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	\$4,100	2025	\$82,900	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	\$900	
No Component	80%							
Terminal Devices								
Air Handler	10%	0-2	\$123,800	2035	**	1	\$5,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
Convector/Radiator	10%			2023	\$47,100	1	\$3,000	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Exterior 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	\$27,500	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								

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	4+	\$8,100	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	\$14,600	2025	\$146,200	2	\$2,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$656,200	1		
Water Heater								
Oil Fired	100%			2023	\$73,100	1	\$2,700	
Sanitary Piping								
Cast Iron	100%	Now	\$64,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chronic Sewage Cloggs At Northwest Side</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$9,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Outside Garage 8 And 12</i>								
Sump Pump(s)								
Submersible	100%			2019	\$3,300	4	\$3,300	
Backflow Preventer								
Generic	100%			2025	\$22,400	1	\$5,800	
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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : QUEENS ENFORCEMENT - BLDG. 1  
**Address** : 51-15 FLUSHING AVENUE ( FRONT )  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0066.000 / 14757 **Yr Built/Renovated** : 1930 /  
**Area Sq Ft** : 8,702 **Project Type** : SANITATION  
**Date of Survey** : 17-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2,ATT  
**Block** : 2611 **Lot** : 447 **BIN** : 4834985

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$39,500	\$131,600
Interior Architecture		\$94,000
Electrical	\$49,500	
<b>Total</b>	<b>\$89,000</b>	<b>\$225,600</b>
Importance Code A	\$39,500	\$131,600
Importance Code B	\$49,500	\$94,000
<b>Total</b>	<b>\$89,000</b>	<b>\$225,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$78,200	\$34,900		
Interior Architecture	\$43,300	\$7,200		\$2,000
Electrical			\$100	\$43,700
Mechanical	\$800	\$900	\$900	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$126,300</b>	<b>\$47,000</b>	<b>\$5,000</b>	<b>\$51,900</b>
Importance Code A	\$78,700	\$35,300	\$400	\$500
Importance Code B	\$39,700	\$11,300	\$4,600	\$51,400
Importance Code C	\$7,900	\$400		
<b>Total</b>	<b>\$126,300</b>	<b>\$47,000</b>	<b>\$5,000</b>	<b>\$51,900</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**  
**QUEENS ENFORCEMENT - BLDG. 1**  
**Asset # : 14757**

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	\$2,400	
Masonry: Brick	80%	4+	\$28,600	LIFE	**	5	\$19,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
Masonry: Fieldstone	8%	Now	\$16,400	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear (West) Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Slate Panels	5%	Now	\$24,800	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Decorative Banding - All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sills And Decorative Banding Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Vegetation Growth</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$39,500	2026	\$131,600	5	\$1,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
<b>Parapets</b>								
Masonry: Brick	9%	Now	\$200	LIFE	**	5		
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor (Attic) Wall At Stair And Offices</i>								
Metal Panel	1%			2037	**	5		
No Component	90%							
<b>Roof</b>								
Metal Panel	93%			2040	**	10	\$34,900	
Modified Bitumen	7%	Now	\$8,300	2037	**			
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor Attic (Office) Area</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 ENFORCEMENT - BLDG. 1**  
**Asset # : 14757**

<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>								
Carpet	10%	Now	\$16,600	2029	**	3	\$2,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Attic Offices</i>								
Ceramic Tile	5%			2030	**	5	\$700	
Vinyl Tile	85%	0-2	\$18,800	2027	\$94,000	3	\$4,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2030	**	5	\$800	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Gypsum Board	55%			LIFE	**	5	\$5,400	
Plaster	30%	Now	\$7,900	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Attic Offices</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2040	**	5	\$13,000	
<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%			2027	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
<b>Raceway</b>								
Conduit	100%			2027	\$13,900	1		
<b>Panelboards</b>								
Fused Disc Sw	2%			2026	\$300	5		
Molded Case Bkrs	98%			2026	\$14,600	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2027	\$18,200	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2022	\$49,500	10	\$8,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Exit, Service	100%			2022	\$2,900	1		

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

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

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



Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : QUEENS ENFORCEMENT - BLDG. 2  
**Address** : 51-15 FLUSHING AVENUE ( REAR )  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0066.010 / 14863 **Yr Built/Renovated** : 1930 /  
**Area Sq Ft** : 15,090 **Project Type** : SANITATION  
**Date of Survey** : 20-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,ATT  
**Block** : 2611 **Lot** : 447 **BIN** : 4544391

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$200,600	
Interior Architecture	\$75,400	\$37,100
Electrical	\$37,300	\$179,100
<b>Total</b>	<b>\$313,300</b>	<b>\$216,200</b>
Importance Code A	\$200,600	
Importance Code B	\$112,700	\$216,200
<b>Total</b>	<b>\$313,300</b>	<b>\$216,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$13,300		\$7,500	
Interior Architecture	\$78,300		\$4,100	\$600
Electrical	\$9,700		\$100	\$100
Mechanical	\$6,100	\$900	\$900	\$900
Site Enclosure	\$17,900			
Site Pavements	\$28,200			
<b>Total</b>	<b>\$153,400</b>	<b>\$900</b>	<b>\$12,600</b>	<b>\$1,600</b>
Importance Code A	\$18,700	\$700	\$8,300	\$700
Importance Code B	\$44,600	\$200	\$800	\$900
Importance Code C	\$90,100		\$3,600	
<b>Total</b>	<b>\$153,400</b>	<b>\$900</b>	<b>\$12,600</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**  
**QUEENS ENFORCEMENT - BLDG. 2**  
**Asset # : 14863**

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	3%			LIFE	**	5	\$12,300	
Masonry: Brick	72%	0-2	\$44,600	LIFE	**	5	\$29,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And West Facades</i>								
Masonry: Fieldstone	12%			LIFE	**	5	\$7,400	
Metal Sect. OHD	8%			2041	**	5	\$10,300	
Slate Panels	3%	Now	\$3,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Banding And Window Sills</i>								
Stucco Cement	2%			2033	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Central Bell Tower</i>								
<i>Explanation : Component Actually Tar And Asphalt Shingle</i>								
Windows								
Aluminum	50%			2036	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	50%			2036	**	5	\$2,400	
Parapets								
Masonry: Brick	10%			LIFE	**	5-10	\$100	
Masonry: Fieldstone	5%			LIFE	**	5-10	\$100	
No Component	85%							
Roof								
Clay Tile	88%	Now	\$156,000	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Panel	12%			2033	**	10	\$7,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Central Bell Tower</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations On Roof</i>								
<i>Explanation : Component Appears To Be Patched Area In Clay Roof</i>								
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$74,100	
Ceramic Tile	5%			2031	**	5	\$1,100	
Vinyl Tile	20%	Now	\$38,300	2038	**	3	\$1,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor Corridors And Mechanical Areas</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 ENFORCEMENT - BLDG. 2**  
**Asset # : 14863**

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>Interior Walls</b>								
Fiberglass Panel	5%			LIFE	**	10	\$400	
Gypsum Board	30%	Now	\$3,500	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Corridor</i>								
Masonry: Brick	30%	Now	\$33,300	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Embedded Steel Supports</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Embedded Steel Supports</i>								
Metal Coiling Doors	5%			2036	**	5	\$7,100	
Plaster	30%	Now	\$6,900	LIFE	**	5	\$2,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Rafters And Dormers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic Rafters And Dormers</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2033	**	5	\$3,400	
Exposed Struc: Steel	20%			LIFE	**	10	\$9,000	
Gypsum Board	10%			LIFE	**	5-10	\$7,800	
Masonry: Vault Struct	40%	Now	\$16,500	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Break Room</i>								
Plaster	15%			LIFE	**	5-10	\$5,800	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain link	100%	Now	\$17,800	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Fence</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And Western Perimeter</i>								
<b>Free Standing Walls</b>								
Cast in Place Concrete	100%	Now	\$100	2048	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And Western Perimeter Walls</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2033	**			
<b>Parking/Driveway</b>								
Asphalt	85%	Now	\$28,200	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Lot</i>								
Cast in Place Concrete	15%			2033	**			

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS ENFORCEMENT - BLDG. 2**  
**Asset # : 14863**

<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>								
Fused Disc Sw	100%			2028	\$4,800	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Not Available Nameplate Rating Capacity</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2028	\$97,600	5	\$400	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2028	\$27,700	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	70%			2027	\$20,900	5	\$300	
Molded Case Bkrs	25%			2036	**	5	\$100	
<hr/>								
<b>Wiring</b>								
Braided Cloth	80%	0-2	\$37,300	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	20%			2038	**	1		
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2023	\$60,100	10	\$9,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Fluorescent	25%			2028	\$21,500	10	\$3,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<hr/>								
HID	5%			2023		10		
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2028	\$10,200	10	\$1,800	
Exit, Service	50%			2028	\$2,500	1		
<hr/>								
<b>Exterior Lighting</b>								
HID	20%			2028	\$11,400	10		
No Component	80%							

<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>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2038	**	5	\$4,700	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS ENFORCEMENT - BLDG. 2**  
**Asset # : 14863**

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 Hot Water Boiler	100%	Now	\$5,400	2041	**	1	\$6,700	
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Bottom Of The Unit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit With Built In Coil</i>								
Distribution Hot Wtr Piping/Pump	100%	Now	\$400	2036	**	4	\$700	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Valve, Boiler Room</i>								
Terminal Devices Convactor/Radiator	40%			2033	**	1	\$2,000	
Unit Heater - Hot Water	60%			2033	**			
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Window/Wall Unit	50%			2023		1	\$14,700	
No Component	50%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Electric	50%			2023		4	\$6,200	\$100
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Coil Built In Boiler</i>								
Sanitary 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 : 1st - 2nd Floor</i>								
<i>Explanation : 1 Unit</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$201,400	\$58,200
Interior Architecture	\$46,700	\$450,500
Electrical	\$104,200	\$1,219,300
Mechanical	\$50,400	\$1,935,700
<b>Total</b>	<b>\$402,700</b>	<b>\$3,663,700</b>
Importance Code A	\$201,400	\$58,200
Importance Code B	\$201,300	\$3,559,400
Importance Code C		\$46,200
<b>Total</b>	<b>\$402,700</b>	<b>\$3,663,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$34,700	\$7,000	\$7,400	\$2,700
Interior Architecture	\$39,200	\$6,400	\$18,800	\$16,300
Electrical	\$6,000	\$4,200	\$32,400	\$3,500
Mechanical	\$27,100	\$44,500	\$70,900	\$43,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$114,900</b>	<b>\$70,000</b>	<b>\$137,300</b>	<b>\$73,800</b>
Importance Code A	\$44,100	\$16,300	\$17,100	\$12,100
Importance Code B	\$42,800	\$51,600	\$120,200	\$61,700
Importance Code C	\$27,900	\$2,100		
<b>Total</b>	<b>\$114,900</b>	<b>\$70,000</b>	<b>\$137,300</b>	<b>\$73,800</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 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
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2035	**	5	\$14,000	
Masonry: Brick Cavity	78%			LIFE	**	5	\$58,200	
Metal Panel	5%			2046	**	5-10	\$25,600	
Metal Coiling Doors	10%			2039	**	5	\$23,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,800	
Windows								
Aluminum	85%			2042	**	5	\$5,400	
Glass Block	10%			LIFE	**	5	\$400	
Metal Louvers	5%			2035	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$4,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Brick Cavity	43%			LIFE	**	5	\$4,300	
Metal Panel	2%			2046	**	5	\$800	
Metal Rail	10%			2039	**	5-10	\$18,000	
Stucco Cement	5%			2039	**	5	\$1,300	
Roof								
Metal Panel	5%			2039	**	10	\$11,500	
Modified Bitumen	25%	0-2	\$54,800	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

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

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

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

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

<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	\$286,800	3	\$45,000	
Cast in Place Concrete	55%			LIFE	**	5	\$180,500	
Cast in Place Concrete	10%	Now	\$46,700	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	\$191,000	3	\$8,400	
<b>Interior Walls</b>								
Ceramic Tile	2%			2035	**	5	\$4,200	
Concrete Masonry Unit	53%			LIFE	**	5	\$44,500	
Concrete Masonry Unit	2%	Now	\$27,900	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	\$7,900	
Gypsum Board	13%			LIFE	**	5	\$16,400	
Plaster	15%			LIFE	**	5	\$9,400	
SGFT/Glazed Masonry	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2031	**	5	\$37,500	
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Exposed Struc: Steel	60%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$9,400	

<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%			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	

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

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

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

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

<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	\$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	\$713,600	10	\$600	
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2026	\$114,300	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	\$391,400	1-3	\$23,300	
<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>	<b>Priority</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**  
**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	\$1,400	
No Component	85%							
Terminal Devices								
Convactor/Radiator	15%			2031	**	1	\$9,200	
Fan Coil Unit/Heat	25%			2026	\$662,600	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								
CW & CHW Wtr Pipe/Pump	40%			2036	**	4	\$5,600	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2026	\$555,800	1	\$46,800	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2034	**	2	\$52,700	
No Component	60%							

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

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	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$105,500	
Exhaust Fans								
Interior	80%	Now	\$50,400	2026	\$503,700	2	\$3,700	
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : 1st Floor Repair Shop</i>							
Roof	20%			2026	\$58,800	2	\$1,200	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2036	**	1		
Galvanized Steel	30%			2031	**	1		
Water Heater								
Gas Fired	100%			2024	\$107,900	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	

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

Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,409,400	\$36,500
Interior Architecture	\$1,354,200	\$94,200
Electrical		\$139,100
Mechanical	\$119,500	\$185,100
<b>Total</b>	<b>\$2,883,200</b>	<b>\$454,900</b>
Importance Code A	\$1,409,400	\$36,500
Importance Code B	\$1,076,600	\$418,400
Importance Code C	\$397,100	
<b>Total</b>	<b>\$2,883,200</b>	<b>\$454,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$42,800			
Interior Architecture	\$32,500	\$3,100		\$300
Electrical	\$9,600	\$2,400		\$400
Mechanical	\$46,400	\$17,100	\$4,700	\$3,200
<b>Total</b>	<b>\$131,200</b>	<b>\$22,600</b>	<b>\$4,700</b>	<b>\$3,900</b>
Importance Code A	\$47,500	\$1,700	\$1,600	\$1,600
Importance Code B	\$83,700	\$20,900	\$3,100	\$2,300
Importance Code C				
<b>Total</b>	<b>\$131,200</b>	<b>\$22,600</b>	<b>\$4,700</b>	<b>\$3,900</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**  
**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	\$122,400	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	\$565,700	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	\$142,300	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	\$274,700	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	\$304,400	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.

\*\* 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>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>Parapets</b>								
Masonry: Brick	25%	Now	\$20,000	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	\$7,200	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	\$15,600	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**

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		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	87%	Now	\$447,300	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 Area 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 Foundation Not Addressed In This Architectural Survey</i>								
Ceramic Tile	3%	Now	\$11,500	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	\$21,000	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>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$44,600	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	\$352,500	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>								

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

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

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

## DEPARTMENT OF SANITATION - 827

## QUEENS WEST 1 GARAGE / QW1

Asset # : 4188

Architecture		Current Repair		Future Replacement		Maintenance		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	5%			2030	**	5	\$2,500	
Exposed Struc: Steel	90%	4+	\$468,500	LIFE	**			

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

Metal Panel	5%	0-2	\$41,300	LIFE	**	5	\$3,100	
-------------	----	-----	----------	------	----	---	---------	--

*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	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2025	\$1,500	5	\$200	
---------------	------	--	--	------	---------	---	-------	--

*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	\$24,400	5	\$200	
---------------	------	--	--	------	----------	---	-------	--

## Raceway

Conduit	80%			2025	\$3,000	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	\$5,700	1		
Thermoplastic	30%			2051	**	1		

## Motor Controllers

Locally Mounted	50%			2023	\$14,400	5	\$100	
Locally Mounted	50%			2030	**	5	\$100	

## Ground

## Grounding Devices

Generic	100%	2-4	\$9,500	LIFE	**	5	\$500	
---------	------	-----	---------	------	----	---	-------	--

*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.

Maintenance \$ are aggregated over a ten-year period. Site 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>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>Lighting</b>								
Interior Lighting Fluorescent	15%			2025	\$10,800	10	\$4,600	
<i>T-8 Lamps And Fixtures, 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	\$4,500	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	\$139,100	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>Priority</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2035	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%	4+	\$4,800	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	\$9,600	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.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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>	<b>Priority</b>
<b>Heating</b>								
Terminal Devices								
Air Handler	40%			2025	\$174,000	1	\$8,200	
Convactor/Radiator	20%			2030	**	1	\$2,100	
Unit Heater - Steam	5%			2033	**	4	\$200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Garage</i>								
Unit Heater - Steam	10%			2025	\$11,100	4	\$300	
Unit Heater - Steam	25%	Now	\$27,600	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	\$9,700	1		
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	5%	Now	\$2,600	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>								
Air Handler/Dir 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	\$55,000	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	\$5,500	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2023	\$18,900	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</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>
Plumbing	Storm Drain Piping Cast Iron	100%	Now	\$64,500	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	\$14,200

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$789,200	
Interior Architecture	\$152,500	\$91,900
Electrical		\$254,300
Mechanical	\$48,900	\$86,600
<b>Total</b>	<b>\$990,700</b>	<b>\$432,800</b>
Importance Code A	\$838,100	
Importance Code B	\$152,500	\$432,800
<b>Total</b>	<b>\$990,700</b>	<b>\$432,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$34,100		\$3,800	
Interior Architecture	\$18,900		\$500	
Electrical	\$34,400	\$1,500	\$1,000	\$1,200
Mechanical	\$24,100	\$3,100	\$7,000	\$3,100
<b>Total</b>	<b>\$111,400</b>	<b>\$4,600</b>	<b>\$12,300</b>	<b>\$4,300</b>
Importance Code A	\$34,900	\$1,900	\$5,600	\$1,800
Importance Code B	\$72,100	\$2,700	\$6,700	\$2,500
Importance Code C	\$4,500			
<b>Total</b>	<b>\$111,400</b>	<b>\$4,600</b>	<b>\$12,300</b>	<b>\$4,300</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 5-A BROOM GARAGE**  
**Asset # : 13422**

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	60%	Now	\$39,900	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	\$160,300	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	\$1,000	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	\$217,000	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	\$33,200	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>Priority</b>
<b>Exterior</b>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$372,100	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	\$87,300	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	\$4,500	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	\$65,300	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	\$10,900	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>	<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.

\*\* 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>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%			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 And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
Fluorescent	70%			2033	**	10	\$23,800	
	<i>T-8 Lamps And Fixtures, 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	\$139,500	\$100
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%	Now	\$33,500	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		1-3	\$114,800	\$7,000
	<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.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		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	\$48,900	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	\$400	
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	\$4,300	2025	\$86,600	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>								

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

Maintenance \$ are aggregated over a ten-year period. Site 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	\$6,400	LIFE	**	2-5	\$20,600	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<hr/>								
Exhaust Fans	100%	Now	\$5,700	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		
Galvanized Steel	20%			2038	**	1		
<hr/>								
<b>Water Heater</b>								
Gas Fired	100%			2024		2	\$500	
<hr/>								
<b>Sanitary Piping</b>								
Cast Iron	100%	Now	\$5,100	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		1-3	\$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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$911,800	\$226,400
Interior Architecture	\$1,137,300	\$129,200
Electrical	\$385,500	\$537,700
Mechanical	\$229,500	\$171,900
<b>Total</b>	<b>\$2,664,100</b>	<b>\$1,065,200</b>
Importance Code A	\$911,800	\$263,400
Importance Code B	\$1,505,300	\$801,900
Importance Code C	\$247,100	
<b>Total</b>	<b>\$2,664,100</b>	<b>\$1,065,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				\$900
Interior Architecture	\$19,700			
Electrical	\$10,200	\$700	\$34,200	
Mechanical	\$31,800	\$2,200	\$900	\$3,100
<b>Total</b>	<b>\$61,700</b>	<b>\$2,900</b>	<b>\$35,100</b>	<b>\$4,000</b>
Importance Code A		\$1,100	\$100	\$1,100
Importance Code B	\$42,000	\$1,800	\$35,000	\$2,800
Importance Code C	\$19,700			
<b>Total</b>	<b>\$61,700</b>	<b>\$2,900</b>	<b>\$35,100</b>	<b>\$4,000</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**  
**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
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	\$269,400	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	\$211,700	2036	**	5	\$184,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$284,900	2051	**	5	\$3,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	75%	Now	\$103,700	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roll Roofing	25%	0-2	\$42,200	2028	\$42,200	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>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$122,700	LIFE	**	5	\$129,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$67,200	2041	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$59,000	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>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%	Now	\$14,600	2041	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	65%	Now	\$76,400	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	7%	Now	\$5,100	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$170,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$56,100	2046	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$111,600	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	60%	4+	\$438,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$35,100	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>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2026	\$36,900	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	\$170,800	5	\$200	
<b>Raceway</b>								
Conduit	100%			2026	\$48,000	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2025	\$97,000	5	\$1,400	
<b>Wiring</b>								
Thermoplastic	100%			2026	\$55,100	1		

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**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	\$7,500	5	\$100	
Motor Control Center	80%			2024	\$130,000	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,500	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	\$4,000	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	\$65,900	10	\$1,100	
Incandescent	25%			2021	\$120,700	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2021	\$21,000	10	\$5,600	
No Component	50%							
Exterior Lighting								
HID	100%			2021	\$198,900	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	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 Air Sourced	40%			2024	\$16,900	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 Air Sourced	40%			2024	\$171,900	2	\$1,100	
No Component	60%							

**Plumbing**

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

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

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

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

<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>Plumbing</b>									
	H/C Water Piping Brass/Copper	15%	Now	\$48,600	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	\$31,800	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	\$181,000	2056	**	1-5	\$16,500	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<b>Chemical System</b>									
	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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,053,800	\$174,800
Interior Architecture	\$244,400	
Electrical		\$784,100
Mechanical	\$1,032,300	
<b>Total</b>	<b>\$2,330,500</b>	<b>\$958,900</b>
Importance Code A	\$1,053,800	\$211,800
Importance Code B	\$1,276,700	\$747,200
<b>Total</b>	<b>\$2,330,500</b>	<b>\$958,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$40,900		\$16,100	
Interior Architecture	\$33,400	\$5,000	\$36,900	\$601,200
Electrical	\$32,200	\$1,200	\$13,400	\$1,100
Mechanical	\$4,200	\$6,600	\$49,000	\$8,600
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
<b>Total</b>	<b>\$158,100</b>	<b>\$60,200</b>	<b>\$162,800</b>	<b>\$658,300</b>
Importance Code A	\$42,900		\$16,300	
Importance Code B	\$111,200	\$57,700	\$146,500	\$658,300
Importance Code C	\$4,000	\$2,500		
<b>Total</b>	<b>\$158,100</b>	<b>\$60,200</b>	<b>\$162,800</b>	<b>\$658,300</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**  
**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	\$261,200	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	\$4,300	
Metal Panel	10%			2046	**	5-10	\$39,700	
Granite Panels	5%			LIFE	**	5	\$2,200	
Windows								
Aluminum	40%			2034	**	5	\$10,200	
Metal Clad	60%	Now	\$792,500	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	\$10,600	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	\$1,600	
	<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	\$300	
Metal Panel	5%			2046	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**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	\$16,700	2026	\$83,700			
	<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	\$16,800	10	\$2,900	
Modified Bitumen	5%			2021	\$4,200	10	\$700	
Skylight, Metal/Glass	2%	Now	\$8,500	2036	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof Stair</i>							
Interior								
Floors								
Carpet	45%			2022	\$573,700	3	\$90,000	
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2035	**	5	\$5,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	5%	Now	\$42,500	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	\$2,500	
Vinyl Tile	30%			2031	**	3	\$15,000	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$5,000	
Glass: Single Pane	2%			LIFE	**	5	\$1,500	
Gypsum Board	40%			LIFE	**	5	\$23,800	
Gypsum Board	5%			LIFE	**	5	\$3,000	
Metal Panel	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$4,000	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	\$10,400	

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

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

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

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

<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+	\$202,000	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	\$6,300	
Plaster	5%			LIFE	**	5	\$3,100	

<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	\$36,900	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated @ 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$170,800	5	\$300	
Raceway								
Conduit	90%			2026	\$103,200	1		
Conduit	10%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2025	\$6,000	5	\$100	
Molded Case Bkrs	35%			2034	**	5	\$600	
Molded Case Bkrs	50%			2025	\$59,700	5	\$900	
Molded Case Bkrs	10%			2042	**	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$30,800	2051	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$77,000	1		
Thermoplastic	30%			2046	**	1		
Motor Controllers								
Locally Mounted	50%			2024	\$34,900	5	\$200	
Locally Mounted	50%			2031	**	5	\$200	

Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<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	\$252,600	10	\$200	
<b>Alarm</b>								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2034	**	1-3	\$8,500	
<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 Central Plant Steam Piping/Pmp	100%	Now	\$105,800	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	\$87,000	

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

<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>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	0-2	\$700,900	2036	**	1	\$37,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Each Floor / Mechanical Room</i>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%	0-2	\$126,000	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>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$11,200	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms, Each Floor</i>								
<i>Explanation : Fresh Air Provided Through A C Air Handlers</i>								
<b>Exhaust Fans</b>								
Roof	20%			2026	\$20,800	2	\$400	
No Component	80%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	10%			2036	**	1		
Galvanized Steel	90%			2031	**	1		
<b>HW Heat Exchanger</b>								
Steam Fired	100%	0-2	\$99,500	2056	**	4	\$6,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2026	\$9,600	4	\$1,400	
<b>Sewage Ejector(s)</b>								
Electric	100%			2026	\$18,000	4	\$2,700	
<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 : 2 Units B-12 And 2 Units 1-12 And</i>								
<i>Explanation : 4 Units</i>								
<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>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%			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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : SPRING ST SALT ENCLOSURE  
**Address** : 553 CANAL STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0073.000 / 14837 **Yr Built/Renovated** : 2015 /  
**Area Sq Ft** : 7,567 **Project Type** : SANITATION  
**Date of Survey** : 17-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Floors x  
**Block** : 595 **Lot** : 87 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$265,200	\$265,200
<b>Total</b>	<b>\$265,200</b>	<b>\$265,200</b>
Importance Code A	\$265,200	\$265,200
<b>Total</b>	<b>\$265,200</b>	<b>\$265,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$1,100	\$14,000		
Interior Architecture	\$35,000			
Electrical		\$100		
Site Pavements	\$6,100			
<b>Total</b>	<b>\$42,300</b>	<b>\$14,100</b>		
Importance Code A	\$1,200	\$14,000		
Importance Code B	\$30,900	\$100		
Importance Code C	\$10,300			
<b>Total</b>	<b>\$42,300</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**  
**SPRING ST SALT ENCLOSURE**  
**Asset # : 14837**

<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>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	82%			LIFE	**	5	\$416,500	
Masonry: Granite	3%			LIFE	**	5	\$2,300	
Metal Sect. OHD	15%			2045	**	5	\$23,800	
<b>Parapets</b>								
Cast in Place Concrete	95%			LIFE	**	5	\$114,000	
Metal Rail	5%			2045	**	5-10	\$5,200	
<b>Roof</b>								
Single Ply Membrane	95%			2036	**	10	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Walking Pavers</i>								
Skylight, Plastic	5%			2045	**	1		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	100%			LIFE	**	5	\$49,600	
<b>Interior Walls</b>								
Cast in Place Concrete	85%			LIFE	**	10	\$9,900	
Steel Plate	15%			LIFE	**	5	\$800	
<b>Ceilings</b>								
Fiber Board	100%			2036	**			
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2072	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And South Entrance Gates</i>								
<i>Explanation : Component Actually Steel Plate</i>								
<b>Free Standing Walls</b>								
Cast in Place Concrete	100%			2072	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	90%	0-2	\$3,900	2045	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side</i>								
Pavers/Stone	10%	Now	\$2,200	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Shattered Glass Pavers At Base Of Walls</i>								
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2041	**			

<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.

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

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

<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>								
Fused Disc Sw	100%			2054	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 200 Amperes</i>								
<b>Raceway</b>								
Conduit	100%			2054	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2050	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2054	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2045	**	5	\$100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Manual	100%			2054	**	5		
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2036	**	10	\$6,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Exterior Lighting</b>								
Fluorescent	40%			2036	**	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	60%			2036	**	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>Priority</b>
<b>Plumbing</b>								
<b>Storm Drain Piping</b>								
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.

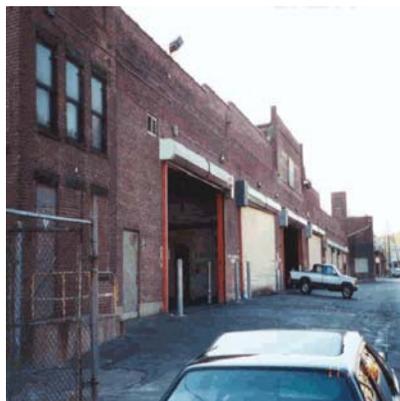
Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$4,518,900	\$404,600
Interior Architecture	\$1,990,700	\$220,600
Electrical	\$221,800	\$172,500
Mechanical	\$125,500	\$2,217,400
<b>Total</b>	<b>\$6,856,800</b>	<b>\$3,015,100</b>
Importance Code A	\$4,518,900	\$404,600
Importance Code B	\$2,028,600	\$2,610,500
Importance Code C	\$309,400	
<b>Total</b>	<b>\$6,856,800</b>	<b>\$3,015,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				
Interior Architecture	\$47,100			\$1,500
Electrical	\$28,800	\$1,100	\$21,500	
Mechanical	\$81,500	\$11,800	\$47,400	\$26,800
<b>Total</b>	<b>\$157,500</b>	<b>\$13,000</b>	<b>\$68,800</b>	<b>\$28,300</b>
Importance Code A	\$31,100	\$7,500	\$7,600	\$7,500
Importance Code B	\$103,200	\$5,500	\$61,200	\$20,800
Importance Code C	\$23,200			
<b>Total</b>	<b>\$157,500</b>	<b>\$13,000</b>	<b>\$68,800</b>	<b>\$28,300</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 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	\$1,506,000	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	\$786,800	2046	**	5	\$21,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$972,600	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	\$37,400	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$191,300	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	
Exterior								
Roof								
Modified Bitumen	55%	Now	\$361,500	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	\$163,000	2028	\$163,000	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	\$500,200	2036		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$314,200	LIFE		**	5	\$220,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$45,900	2035		**	5	\$3,000
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$100,700	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>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	35%	Now	\$112,300	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	\$197,100	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	**			
Plaster	10%	Now	\$23,200	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	\$24,000	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	\$76,200	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%	Now	\$623,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	35%	Now	\$520,600	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>Priority</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.

Maintenance \$ are aggregated over a ten-year period. Site 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>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>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2026	\$48,800	5	\$400	
<b>Raceway</b>								
Conduit	100%			2026	\$9,400	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2025	\$3,000	5	\$200	
Molded Case Bkrs	90%			2025	\$26,900	5	\$2,100	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$6,100	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2026	\$14,300	1		
<b>Motor Controllers</b>								
Locally Mounted	80%			2024	\$51,700	5	\$500	
Locally Mounted	20%	2-4	\$12,900	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	\$9,500	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	\$1,700	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 And Fixtures, 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	\$53,400	10	\$9,600	
Exit, Service	50%			2021	\$10,700	1		
<b>Exterior Lighting</b>								
HID	50%			2021	\$166,700	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>	<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.

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

**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	
<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/>								
Conversion Equipment								
Furnace	10%			2026	\$17,500	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	\$24,000	2046	**	1	\$3,500	
	<i>Damaged, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Boiler Room, Defective Boiler Section</i>							
<hr/>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	10%	0-2	\$125,500	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>							
Central Plant Steam Piping/Pmp	90%			2026	\$1,129,100	4	\$3,500	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
<hr/>								
<b>Terminal Devices</b>								
Convactor/Radiator	10%			2024	\$39,700	1	\$2,600	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Convactor/Radiator	5%	0-2	\$19,800	2046	**	1	\$1,200	
	<i>Damaged, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout Administrative Spaces</i>							
Fan Coil Unit/Heat	50%			2026	\$555,100	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/>								
Conversion Equipment								
Window/Wall Unit	15%			2021	\$23,200	1		
No Component	85%							
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$8,800	
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**  
**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>Priority</b>
Ventilation								
Exhaust Fans								
Roof	100%			2026	\$123,100	2	\$2,400	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2024	\$325,300	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Water Heater								
Gas Fired	100%			2024	\$45,200	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	\$27,100	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)								
Non-Submersible	100%			2026	\$12,600	4	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : West Side Of The Building Near The Men Locker Room</i>						
		<i>Explanation : Sump Pump Observed</i>						
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$40,000	

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : STATEN ISLAND 2 GARAGE/BORO OFFC  
**Address** : 2500 RICHMOND AVENUE @ RICHMOND HILL RD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0026.000 / 2005 **Yr Built/Renovated** : 1986 /  
**Area Sq Ft** : 74,682 **Project Type** : SANITATION  
**Date of Survey** : 21-Apr-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2520 **Lot** : 1 **BIN** : 5041599

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,269,500	\$231,000
Interior Architecture	\$372,800	\$153,500
Electrical	\$45,100	\$394,500
Mechanical	\$267,600	\$1,046,600
Site Pavements	\$431,300	
<b>Total</b>	<b>\$2,386,300</b>	<b>\$1,825,600</b>
Importance Code A	\$1,317,800	\$304,800
Importance Code B	\$637,300	\$1,520,900
Importance Code C	\$431,300	
<b>Total</b>	<b>\$2,386,300</b>	<b>\$1,825,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$72,400			
Interior Architecture	\$56,000		\$1,400	\$1,300
Electrical	\$2,800	\$1,800	\$2,800	\$2,200
Mechanical	\$38,600	\$6,500	\$12,700	\$6,800
Site Enclosure	\$5,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$179,100</b>	<b>\$12,200</b>	<b>\$20,800</b>	<b>\$14,200</b>
Importance Code A	\$75,200	\$3,300	\$3,300	\$3,300
Importance Code B	\$57,200	\$8,900	\$17,100	\$10,900
Importance Code C	\$46,700		\$400	
<b>Total</b>	<b>\$179,100</b>	<b>\$12,200</b>	<b>\$20,800</b>	<b>\$14,200</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**  
**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 Cavity	80%	0-2	\$351,300	LIFE	**	5	\$93,800	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Deteriorated Control Joints And Rusted Relieving Angles</i>								
Metal Panel	5%	0-2	\$2,100	2038	**	5	\$11,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Wash Bay</i>								
Metal Coiling Doors	13%	Now	\$259,200	2033	**	5	\$23,800	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Doors - Rapid Rollups Requested At Select Bays</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Bays</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Bays Throughout</i>								
Metal Coiling Doors	2%			2048	**	5	\$7,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$659,100	2053	**	5	\$7,900	
<i>Air Infiltration, Extent : Severe, 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 Cavity	90%	Now	\$25,800	LIFE	**	5	\$5,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet 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.

**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								
Roof								
Built-Up (BUR)	16%	Now	\$7,000	2033	**			
<i>Alligating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above 2nd Floor Programmed Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mezzanine, Storage And Male Locker Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above 2nd Floor Programmed Area</i>								
Built-Up (BUR)	77%			2033	**	10	\$73,500	
Skylight, Plastic	2%	0-2	\$8,800	2041	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Curbing</i>								
Sloped Glazing	5%	Now	\$27,900	LIFE	**	5	\$63,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Mechanics Area</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$36,400	LIFE	**	5	\$153,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$2,900	2031	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Within Locker Rooms</i>								
Ceramic Tile	2%			2041	**	5	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Showers</i>								
Quarry Tile	14%			2033	**	5	\$21,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout 1st Floor</i>								
Terrazzo	1%			LIFE	**	5	\$1,600	
Vinyl Tile	10%	Now	\$85,100	2038	**	3	\$3,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Corridors</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 2 GARAGE/BORO OFFC**  
**Asset # : 2005**

<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	8%	4+	\$4,500	2031	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Locker Rooms</i>								
Ceramic Tile	2%			2041	**	5	\$800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shower Areas</i>								
Concrete Masonry Unit	65%	0-2	\$29,400	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Garage Area</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Settlement Cracks - Various Locations</i>								
Gypsum Board	10%			LIFE	**	5-10	\$6,900	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%	Now	\$80,900	2048	**	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	**	10	\$170,400	
Gypsum Board	5%			LIFE	**	5-10	\$17,200	
<b>Site Enclosure</b>								
<b>Free Standing Walls</b>								
Cast in Place Concrete	100%	0-2	\$5,300	2048	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Salt Shed Area</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Salt Shed Area</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2041	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2041	**			
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$431,300	2031	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Wrap Around Driveway</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Metal Plate Covers In Parking Lot</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.  
Estimates are rounded to the nearest hundred dollars.

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes Each</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 4- Vertical Sections</i>							
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5	\$200	
Molded Case Bkrs	90%			2036	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	10%			2033	**	5	\$100	
Motor Control Center	90%			2033	**	5	\$1,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
Lighting								
Interior Lighting								
Fluorescent	60%			2036	**	10	\$36,800	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
Fluorescent	40%			2036	**	10	\$24,600	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices, Locker Rooms</i>							
Egress Lighting								
Emergency, Battery	50%			2028		10	\$8,100	
Exit, Service	50%			2028		1		
Exterior Lighting								
HID	20%			2023		10	\$56,300	
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$45,100	2038	**	1	\$5,000	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras Not Functional</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 2 GARAGE/BORO OFFC**  
**Asset # : 2005**

<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**

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2023

\$231,700

1-3

\$14,200

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

<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%

2038

\* \*

1

Conversion Equipment

Furnace

40%

2033

\* \*

1

\$13,200

*Other Observation, Extent : Light, Area Affected : 40%**Location : Garage**Explanation : 14 Modine Heaters*

Furnace

50%

Now

\$1,500

2028

\$73,700

1

\$14,900

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : 1 Out Of 7 Units, Roof**Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 7 Roof Top Package Units*

Hot Water Boiler

10%

0-2

\$48,300

2048

\* \*

1

\$3,000

*Corroded, Extent : Severe, Area Affected : 80%**Location : Boiler Room**Obsolete Equipment, Extent : Severe, Area Affected : 10%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 10%**Location : 1st Floor Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

10%

0-2

\$1,000

2027

\$9,800

4

\$300

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

No Component

90%

Terminal Devices

Convactor/Radiator

10%

2033

\* \*

1

\$2,200

No Component

90%

**Air Conditioning**

Energy Source

Electricity

100%

2036

\* \*

1

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$7,800	2028	\$156,800	2	\$700	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : #4 Unit On Roof</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 4 Units. R-22</i>							
Window/Wall Unit	5%			2023	\$6,500	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$115,400	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	\$104,000	2038	**	2	\$1,600	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2038	**	1		
Galvanized Steel	60%			2026	\$164,800	1		
Water Heater								
Gas Fired	100%			2026	\$38,200	2	\$1,000	
Sanitary Piping								
Cast Iron	100%	Now	\$22,900	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 1st Floor Wash Area</i>							
	<i>Damaged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Oil Separator Piping.</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	Now	\$2,000	2023	\$20,100	4	\$3,000	
	<i>Not in Service, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Pump Room</i>							
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2028	\$613,100	1-2	\$18,800	
Chemical System								
Dry	100%			2021	\$1,900	1-3	\$3,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Refill Stations, Garage</i>							
	<i>Explanation : 3 Sets</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 2 GARAGE/BORO OFFC**  
**Asset # : 2005**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$2,530,800	\$111,200
Interior Architecture	\$583,000	\$193,400
Electrical	\$567,000	\$48,800
Mechanical	\$143,800	\$797,600
<b>Total</b>	<b>\$3,824,600</b>	<b>\$1,151,000</b>
Importance Code A	\$2,530,800	\$135,600
Importance Code B	\$1,124,400	\$1,015,500
Importance Code C	\$169,300	
<b>Total</b>	<b>\$3,824,600</b>	<b>\$1,151,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$9,900			
Interior Architecture	\$44,900			\$2,100
Electrical	\$1,000	\$1,300	\$39,500	\$300
Mechanical	\$63,400	\$13,400	\$58,100	\$13,000
<b>Total</b>	<b>\$119,300</b>	<b>\$14,700</b>	<b>\$97,600</b>	<b>\$15,400</b>
Importance Code A	\$29,500	\$3,700	\$3,800	\$3,700
Importance Code B	\$71,800	\$11,000	\$93,800	\$11,800
Importance Code C	\$18,000			
<b>Total</b>	<b>\$119,300</b>	<b>\$14,700</b>	<b>\$97,600</b>	<b>\$15,400</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**  
**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	\$797,900	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	\$916,200	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	\$211,500	2042	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$4,700	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Concrete Masonry Unit	95%	Now	\$50,900	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$5,300	2036	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	97%	Now	\$467,100	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	\$87,300	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**

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

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

<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	80%	0-2	\$183,600	LIFE	**	5	\$193,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$21,400	2035	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	0-2	\$140,700	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	\$12,400	2035	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	85%	0-2	\$169,300	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$5,600	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	\$89,300	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	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$5,600	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>	<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.

\*\* 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**

<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%			2026	\$4,800	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$48,800	5	\$400	
Raceway								
Conduit	100%			2026	\$31,300	1		
Panelboards								
Fused Disc Sw	10%			2025	\$3,800	5	\$200	
Molded Case Bkrs	90%			2025	\$34,600	5	\$2,000	
Wiring								
Thermoplastic	100%			2026	\$27,700	1		
Motor Controllers								
Locally Mounted	10%			2024	\$1,400	5	\$100	
Motor Control Center	90%			2024	\$12,900	5	\$2,000	
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2021	\$130,000	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	\$25,800	10	\$800	
Egress Lighting								
Emergency, Battery	40%			2021	\$39,800	10	\$7,100	
Exit, Service	60%			2021	\$4,900	1		
Exterior Lighting								
HID	100%			2021	\$310,500	10	\$300	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%	0-2	\$42,600	2036		**	1-3	\$2,300
<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>	<b>Priority</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**  
**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>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	25%			2036	**	1		
Interruptible Gas/Dual Fuel	75%			2046	**	1		
<b>Conversion Equipment</b>								
Furnace	15%			2026	\$24,400	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	\$16,300	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>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	75%			2034	**	4	\$2,700	
No Component	25%							
<b>Terminal Devices</b>								
Air Handler	15%			2026	\$145,700	1	\$6,900	
Convactor/Radiator	10%			2024	\$37,000	1	\$2,400	
Unit Heater - Steam	50%			2026	\$123,400	4	\$3,400	
No Component	25%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	**	1		
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	15%			2021	\$87,900	1	\$5,100	
Exterior Pkg Unit - Cooling	15%			2026	\$83,900	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	10%	0-2	\$55,900	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	\$147,400			
No Component	50%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	15%			2026	\$6,300	4	\$500	
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 - 4 Pipe	15%	Now	\$6,100	2026	\$121,300	1	\$3,200	
	<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Office Area</i>							
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2021	\$17,400	2	\$12,900	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200	
Exhaust Fans								
Roof	100%	Now	\$5,700	2026	\$114,600	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								
Steam Fired	100%			2036	**	4	\$11,000	
Sanitary Piping								
Cast Iron	100%	Now	\$25,300	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)								
Non-Submersible	100%			2021	\$11,700	4	\$1,700	
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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : STATEN ISLAND TRANSFER STATION  
**Address** : WEST SERVICE ROAD FRESH KILLS  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0063.000 / 13883 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 100,000 **Project Type** : SANITATION  
**Date of Survey** : 08-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$324,700	\$628,600
Interior Architecture		\$314,800
Electrical	\$41,300	
<b>Total</b>	<b>\$366,000</b>	<b>\$943,400</b>
Importance Code A	\$324,700	\$628,600
Importance Code B	\$41,300	\$314,800
<b>Total</b>	<b>\$366,000</b>	<b>\$943,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$19,400	\$22,500		
Interior Architecture	\$22,600	\$1,400	\$1,600	\$1,400
Electrical	\$900	\$2,600	\$900	\$16,700
Mechanical	\$4,800	\$5,600	\$12,500	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$51,600</b>	<b>\$36,000</b>	<b>\$19,000</b>	<b>\$25,600</b>
Importance Code A	\$19,600	\$22,700	\$200	\$500
Importance Code B	\$23,800	\$13,100	\$18,800	\$25,100
Importance Code C	\$8,200	\$200		
<b>Total</b>	<b>\$51,600</b>	<b>\$36,000</b>	<b>\$19,000</b>	<b>\$25,600</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**  
**STATEN ISLAND TRANSFER STATION**  
**Asset # : 13883**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<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%			2047	**	5-10	\$691,700	
Metal Coiling Doors	10%			2040	**	5	\$44,900	
<b>Windows</b>								
Aluminum	95%			2043	**	5	\$1,000	
Metal Louvers	5%			2036	**	10	\$300	
<b>Parapets</b>								
Metal Panel	100%			2047	**	5	\$98,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Base Of Parapet Wall</i>								
<i>Explanation : Paint Peeling</i>								
<b>Roof</b>								
Metal Panel	98%	2-4	\$46,500	2040	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 35%</i>								
<i>Location : Seams Of Main Roof Deck</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Entry Portico</i>								
Skylight, Plastic	2%	0-2	\$19,400	2040	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%			LIFE	**	5	\$314,800	
Ceramic Tile	2%			2036	**	5	\$3,200	
Quarry Tile	1%			2040	**	5	\$2,400	
Vinyl Tile	7%	0-2	\$4,800	2032	**	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%			2040	**	5	\$400	
Concrete Masonry Unit	15%			LIFE	**	5	\$1,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stair And Mezzanine Deck In Transfer Area</i>								
Gypsum Board	3%	4+		LIFE	**	5	\$400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Stair</i>								
Metal Panel	60%	4+	\$8,200	LIFE	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Transfer Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Railings Throughout</i>								
<i>Explanation : Paint Peeling</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 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>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%	0-2	\$9,700	2040	**	5	\$12,000	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Front Of Womens Locker Room And Control Room (2nd Floor)</i>								
Exposed Struc: Steel	85%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Entire</i>								
<i>Explanation : Exposed Metal Decking And Trusses</i>								
<hr/>								
<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%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 75 Kw 480/277v Pri - 208/120v Sec</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2047	**	5	\$2,600	
<hr/>								
<b>Raceway</b>								
Conduit	100%			2047	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,400	
<hr/>								
<b>Wiring</b>								
Thermoplastic	100%			2047	**	1		
<hr/>								
<b>Motor Controllers</b>								
Locally Mounted	10%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$2,500	
<hr/>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$1,500	
<hr/>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	45%			2032	**	10	\$41,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room And Hallway</i>								
<i>Explanation : T-8 Lamps</i>								
HID	55%			2032	**	10	\$1,800	

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

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

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

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

<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, Battery	50%			2032	**	10	\$12,100	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$300	

**Alarm**

Security System								
No Component	90%							
Generic	10%			2032	**	1	\$3,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$6,200	

<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%			2053	**	1		
Conversion Equipment								
Furnace	5%			2035	**	1	\$2,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Gas Fired Package Roof Top Units</i>					
No Component	95%							
Terminal Devices								
Fan Coil Unit/Heat	5%			2032	**	1	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Equipment And Water Meter Rooms</i>					
			<i>Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And Other Metering Rooms</i>					
No Component	95%							

**Air Conditioning**

Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2032	**	2	\$600	
No Component	90%							

**Ventilation**

Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,800	
Ductwork/Diffusers	95%			LIFE	**	2-5	\$53,000	
Exhaust Fans								
Roof	100%			2032	**	2	\$3,100	

**Plumbing**

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

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

<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>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2053	* *	1		
Water Heater								
Electric	10%			2025	\$8,200	4	\$100	
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$6,000	
Backflow Preventer								
Generic	100%			2035	* *	1	\$6,100	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	* *			
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2053	* *	1-2	\$28,000	

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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : W. 135TH MARINE TRANSFER STATION  
**Address** : 135TH ST AND 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 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,935,100	\$326,300
Interior Architecture	\$1,565,500	\$149,300
Electrical	\$108,800	
<b>Total</b>	<b>\$3,609,300</b>	<b>\$475,500</b>
Importance Code A	\$1,935,100	\$326,300
Importance Code B	\$1,629,000	\$149,300
Importance Code C	\$45,200	
<b>Total</b>	<b>\$3,609,300</b>	<b>\$475,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				\$1,000
Interior Architecture	\$47,400			
Mechanical	\$13,900			
<b>Total</b>	<b>\$61,300</b>			<b>\$1,000</b>
Importance Code A				
Importance Code B	\$13,900			\$1,000
Importance Code C	\$47,400			
<b>Total</b>	<b>\$61,300</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.

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

Architecture		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	\$165,800	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	\$305,600	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	\$272,500	2054	**	5	\$10,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Offices</i>								
Windows								
Aluminum	100%	Now	\$284,900	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	\$228,900	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	\$38,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	80%	Now	\$638,600	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	\$212,500	LIFE	**	5	\$149,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$77,700	2039	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$68,100	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	\$19,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$45,200	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	\$28,100	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	\$64,800	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	\$1,097,100	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	\$108,800	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**

<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							
No Component	50%						
No Component	50%						
<hr/>							
<b>Air Conditioning</b>							
Conversion Equipment							
No Component	90%						
No Component	10%						
<hr/>							
<b>Ventilation</b>							
Exhaust Fans							
Interior	5%			2019	\$13,900	2	\$100
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
No Component	95%						
<hr/>							
<b>Plumbing</b>							
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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : W. 59TH ST. MARINE TRANSFER STA.  
**Address** : 59TH ST. AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0004.000 / 2015 **Yr Built/Renovated** : 1987 /  
**Area Sq Ft** : 85,099 **Project Type** : SANITATION  
**Date of Survey** : 20-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 1109 **Lot** : 99 **BIN** : 1076222

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$165,800	\$396,200
Interior Architecture	\$119,000	\$220,700
Electrical	\$552,200	\$843,800
Mechanical	\$708,500	\$1,515,000
<b>Total</b>	<b>\$1,545,500</b>	<b>\$2,975,900</b>
Importance Code A	\$165,800	\$1,428,400
Importance Code B	\$1,379,700	\$1,547,400
<b>Total</b>	<b>\$1,545,500</b>	<b>\$2,975,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$25,000			
Interior Architecture	\$50,900			\$1,000
Electrical	\$600	\$1,600	\$1,600	\$79,100
Mechanical	\$29,100	\$3,300	\$19,300	\$35,400
<b>Total</b>	<b>\$105,600</b>	<b>\$4,800</b>	<b>\$20,900</b>	<b>\$115,500</b>
Importance Code A	\$30,500		\$5,600	\$1,100
Importance Code B	\$48,000	\$4,800	\$15,300	\$114,400
Importance Code C	\$27,100			
<b>Total</b>	<b>\$105,600</b>	<b>\$4,800</b>	<b>\$20,900</b>	<b>\$115,500</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. 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	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Fiberglass Panel	25%	0-2	\$19,300	2036	**	5	\$99,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Under Construction. Slated For Completion 2018. Report To Follow Is A Carryover From July 2012</i>								
Metal Panel	75%	0-2	\$56,900	2047	**	5	\$297,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	0-2	\$5,700	2043	**	5	\$3,400	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Fiberglass Panel	10%			2036	**	1		
Metal Panel	90%			2040	**	10	\$108,900	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	90%	0-2	\$52,400	LIFE	**	5	\$220,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$6,500	2036	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
Vinyl Tile	7%	Now	\$66,600	2037	**	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+	\$3,200	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	\$7,700	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	\$15,700	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>Priority</b>
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$13,600	2040	**	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>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								
Service Equipment								
Molded Case Bkrs	100%			2027	\$39,200	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Amperes Main Disconnect Switch, Building Is Under Construction No Access</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$219,500	5	\$2,200	
Raceway								
Conduit	100%			2027	\$96,400	1		
Panelboards								
Fused Disc Sw	10%			2026	\$11,900	5	\$200	
Molded Case Bkrs	90%			2026	\$107,400	5	\$2,000	
Wiring								
Thermoplastic	100%			2027	\$153,100	1		
Motor Controllers								
Locally Mounted	5%			2025	\$3,800	5		
Motor Control Center	95%			2025	\$228,100	5	\$2,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	40%			2022	\$52,200	10	\$27,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	60%			2022	\$91,100	10	\$1,500	
Egress Lighting								
Emergency, Battery	50%			2022	\$33,800	10	\$9,000	
Exit, Service	50%			2022	\$4,200	1		

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

<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>Lighting</b>								
Exterior Lighting								
HID	100%			2022	\$320,800	10	\$300	
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$88,000	1-3	\$5,400	
<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%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Everything Under Construction, So No Acces For Survey. I Keep The Same Data From Last Survey By Ms July 09,2012.</i>								
<b>Conversion Equipment</b>								
Radiant Heater	80%			2027	\$992,900	2	\$27,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 10 Units</i>								
No Component	20%							
<b>Distribution</b>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$33,400	
No Component	20%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
<b>Conversion Equipment</b>								
Interior Pkg Unit - Cooling	10%	Now	\$23,500	2032	**	2	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Window/Wall Unit	5%			2022	\$7,300	1		
No Component	85%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,800	
<i>Not in Service, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Exhaust Fans</b>								
Interior	80%			2022	\$309,800	2	\$1,800	
Roof	20%			2022	\$23,300	2	\$500	
<b>Plumbing</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**

<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>								
	H/C Water Piping Brass/Copper	100%			2027	\$522,100	1	
	Water Heater Electric	100%			2022	\$61,700	4	\$400
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sewage Ejector(s) Compressed Air	100%			2037	* *	4	\$900
	<b>Fixtures</b> Generic	100%						
<b>Fire Suppression</b>								
	Standpipe Generic	100%	Now	\$291,900	2057	* *	1-5	\$26,600
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Fire Pump Generic	100%	Now	\$45,100	2042	* *	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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : 59TH ST MARINE TRANSFER STATION NORTH PIER  
**Address** : W 59TH STREET HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0004.010 / 1843 **Yr Built/Renovated** : 1901 / 1996  
**Area Sq Ft** : 49,400 **Project Type** : SANITATION  
**Date of Survey** : 10-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 99 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Piers	\$402,700	\$97,800
<b>Total</b>	<b>\$402,700</b>	<b>\$97,800</b>
Importance Code A		\$97,800
Importance Code B	\$402,700	
<b>Total</b>	<b>\$402,700</b>	<b>\$97,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Piers	\$25,100	\$28,900	\$15,800	\$2,200
<b>Total</b>	<b>\$25,100</b>	<b>\$28,900</b>	<b>\$15,800</b>	<b>\$2,200</b>
Importance Code A	\$25,100			
Importance Code B		\$28,900	\$15,800	\$2,200
<b>Total</b>	<b>\$25,100</b>	<b>\$28,900</b>	<b>\$15,800</b>	<b>\$2,200</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**  
**59TH ST MARINE TRANSFER STATION 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	
No Component	35%							
Pile Caps								
Concrete	5%			LIFE	**	5	\$200	
Timber	1%	4+	\$25,100	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								
Concrete	5%			LIFE	**	5	\$7,800	
			<i>Erosion, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Tidal Zone Of Inshore Pedestals</i>					
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	85%							
Fender								
Buffer								
Rubber	60%			2036	**	4-5	\$29,800	
No Component	40%							
Facing								
Timber	10%	Now	\$116,800	2042	**	3	\$6,500	
			<i>Broken, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Along Portions Of South Face</i>					
			<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : South End</i>					
Timber	30%			2036	**	3	\$19,600	
No Component	50%							
Not Accessible	10%							
Wales and Chocks								
Timber	15%	Now	\$110,600	2042	**	4	\$13,500	
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Several Sections Along North Side</i>					
Timber	35%			2036	**	4	\$47,300	
Not Accessible	50%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**59TH ST MARINE TRANSFER STATION NORTH PIER**  
**Asset # : 1843**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	15%	Now	\$175,300	2042	**	4	\$6,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West End</i>								
Timber	45%			2036	**	4	\$28,100	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	80%			2025				
No Component	20%							
Coping/Curb								
Timber	90%			LIFE	**			
No Component	10%							

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : 59TH ST MARINE TRANSFER STATION SOUTH PIER  
**Address** : W 59TH STREET HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0004.020 / 2857 **Yr Built/Renovated** :  
**Area Sq Ft** : 8,052 **Project Type** : SANITATION  
**Date of Survey** : 10-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 99 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Piers	\$82,800	
<b>Total</b>	<b>\$82,800</b>	
Importance Code B	\$82,800	
<b>Total</b>	<b>\$82,800</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Piers	\$49,700	\$16,400	\$6,900	\$500
<b>Total</b>	<b>\$49,700</b>	<b>\$16,400</b>	<b>\$6,900</b>	<b>\$500</b>
Importance Code A				
Importance Code B	\$49,700	\$16,400	\$6,900	\$500
<b>Total</b>	<b>\$49,700</b>	<b>\$16,400</b>	<b>\$6,900</b>	<b>\$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**  
**59TH ST MARINE TRANSFER STATION SOUTH PIER**  
**Asset # : 2857**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	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	5%			2028	\$18,300	5	\$3,400
	Not Accessible	55%						
Pile Caps	Concrete	10%			LIFE	**	5	\$100
	Not Accessible	90%						
Piles and Bracing	Steel	5%			LIFE	**	5	\$6,200
				<i>Corrosion, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Splash Zone</i>				
	Timber	5%			LIFE	**	4-5	\$1,800
	Not Accessible	90%						
Fender	Buffer							
	Rubber	45%			2036	**	4-5	\$10,600
	No Component	55%						
Facing	Timber	35%			2036	**	3	\$10,800
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Timber	5%	Now	\$18,400	2042	**	3	\$1,500
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : At East And West Ends</i>				
	No Component	50%						
	Not Accessible	10%						
Wales and Chocks	Timber	20%	Now	\$27,900	2042	**	4	\$8,500
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : South Face</i>				
	Timber	50%			2036	**	4	\$31,900
	Not Accessible	30%						
Piles	Timber	15%	Now	\$82,800	2042	**	4	\$2,900
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Timber	45%			2036	**	4	\$13,300
	Not Accessible	40%						

## Deck Elements

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**59TH ST MARINE TRANSFER STATION SOUTH PIER**  
**Asset # : 2857**

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

Deck Elements

Coping/Curb

Timber

98%

LIFE

\*\*

Timber

2% Now

\$3,400

LIFE

\*\*

*Loose Connections, Extent : Moderate, Area Affected : 100%*

*Location : Isolated Elements On North Side*

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : **BROOKLYN SANITATION GARAGE CONCRETE PIER**  
**Address** : **52ND ST. AND GOWANUS BAY**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0006.010 / 1818** **Yr Built/Renovated** :  
**Area Sq Ft** : **40,443** **Project Type** : **SANITATION**  
**Date of Survey** : **28-Sep-2015** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **803** **Lot** : **5** **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Piers	\$6,560,600	\$125,000
<b>Total</b>	<b>\$6,560,600</b>	<b>\$125,000</b>
Importance Code A	\$4,592,900	\$125,000
Importance Code B	\$1,967,700	
<b>Total</b>	<b>\$6,560,600</b>	<b>\$125,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Piers	\$9,200	\$32,600		\$7,200
<b>Total</b>	<b>\$9,200</b>	<b>\$32,600</b>		<b>\$7,200</b>
Importance Code A				
Importance Code B	\$9,200	\$32,600		\$7,200
<b>Total</b>	<b>\$9,200</b>	<b>\$32,600</b>		<b>\$7,200</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**  
**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	\$1,066,300	LIFE	**	5	\$33,900
				<i>Other Observation, Extent : Severe, Area Affected : 70%</i>				
				<i>Location : Offshore 400 Feet Of Pier</i>				
				<i>Explanation : Collapsed/failed</i>				
	Concrete	25%	4+	\$592,400	LIFE	**	5	\$18,800
				<i>Cracking, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout Inshore 500 Feet Of Pier</i>				
				<i>Spalling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Throughout Inshore 500 Feet Of Pier</i>				
	Not Accessible	30%						
Firewalls	Concrete	90%			LIFE	**	5	\$4,100
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : 215 Feet From Inshore End Of Pier</i>				
				<i>Spalling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : 215 Feet From Inshore End Of Pier</i>				
	Not Accessible	10%						
Pile Caps	Timber	45%	Now	\$923,600	LIFE	**	4	\$143,000
				<i>Other Observation, Extent : Severe, Area Affected : 80%</i>				
				<i>Location : Offshore 400 Feet Of Pier</i>				
				<i>Explanation : Failed/collapsed</i>				
	Timber	35%	4+	\$718,400	LIFE	**	4	\$111,200
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Isolated Throughout Inshore 500 Feet Of Pier</i>				
	Not Accessible	20%						
Piles and Bracing	Timber	40%	Now	\$1,292,100	LIFE	**	4-5	\$72,500
				<i>Missing Pile, Extent : Severe, Area Affected : 15%</i>				
				<i>Location : Isolated Locations At Inshore 500 Feet Of Pier</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 80%</i>				
				<i>Location : Offshore 400 Feet Of Pier</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%			2040	**	4-5	\$52,200
	Rubber	5%	Now	\$9,200	2042	**	4-5	\$1,500
				<i>Missing Part, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : At Inshore End Of Pier, North Side</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	30%	Now	\$645,800	2042	**	3	\$21,600	
<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	\$224,100	2042	**	4	\$54,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inshore 280 Feet Of Pier, North Side And Offshore 615 Feet Of Pier, South Side</i>								
<i>Explanation : Failed</i>								
Timber	15%			2036	**	4	\$22,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Inshore End Of Pier, South Side</i>								
No Component	30%							
Piles								
Timber	85%	Now	\$1,097,800	2042	**	4	\$39,100	
<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier, 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 Of Pier</i>								
<i>Explanation : Corrosion</i>								
Timber	10%			2036	**	4	\$6,900	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Inshore End Of Pier, South Side</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : GREENPOINT MARINE TRANSFER STA BARGE DOCKS  
**Address** : N. HENRY ST. AND NEWTON CREEK  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0007.010 / 1819 **Yr Built/Renovated** :  
**Area Sq Ft** : 22,248 **Project Type** : SANITATION  
**Date of Survey** : 04-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2508 **Lot** : 1 **BIN** :

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$119,400		\$2,900	\$11,400
<b>Total</b>	<b>\$119,400</b>		<b>\$2,900</b>	<b>\$11,400</b>
Importance Code A	\$75,600			
Importance Code B	\$43,800		\$2,900	\$11,400
<b>Total</b>	<b>\$119,400</b>		<b>\$2,900</b>	<b>\$11,400</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**

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	5%			LIFE	**	5	\$4,100	
Timber	29%			LIFE	**	5	\$54,200	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Walkways Throughout</i>								
Timber	1%	Now	\$20,200	LIFE	**	5	\$900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed Stairs On East Face</i>								
No Component	20%							
Not Accessible	45%							
Pile Caps								
Concrete	10%			LIFE	**	5	\$300	
Timber	20%			LIFE	**	4	\$52,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
Not Accessible	70%							
Piles and Bracing								
Timber	10%			LIFE	**	4-5	\$18,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Mhw Elevation</i>								
<i>Explanation : Checking</i>								
Not Accessible	90%							
Fender								
Buffer								
Rubber	5%			2041	**	4-5	\$1,800	
No Component	95%							
Facing								
Timber	63%			2037	**	3	\$44,200	
Timber	2%	Now	\$15,700	2043	**	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%							
Piles								
Timber	12%			2037	**	4	\$4,000	
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Above Mlw Elevation</i>								
Timber	3%	Now	\$17,000	2043	**	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%							
Deck Elements								
Railing								
Steel	20%			2026				
No Component	80%							

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

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

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

**DEPARTMENT OF SANITATION - 827  
GREENPOINT MARINE TRANSFER STA BARGE DOCKS**

**Asset # : 1819**

<b>Piers</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>Deck Elements</b>								
	Coping/Curb Timber	100%			LIFE		* *	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along West Side Of Facility</i>								
<hr/>								
<b>Protective Structure</b>								
	Donut Fender Steel/Rubber	100%			2027			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Northwest Corner Of Facility</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK  
**Address** : HAMILTON AVE AND GOWANUS BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.010 / 2873 **Yr Built/Renovated** :  
**Area Sq Ft** : 3,712 **Project Type** : SANITATION  
**Date of Survey** : 25-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 250 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Piers	\$53,100		\$15,000	\$5,800
<b>Total</b>	<b>\$53,100</b>		<b>\$15,000</b>	<b>\$5,800</b>
Importance Code A	\$47,300			
Importance Code B	\$5,800		\$15,000	\$5,800
<b>Total</b>	<b>\$53,100</b>		<b>\$15,000</b>	<b>\$5,800</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**  
**HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK**  
**Asset # : 2873**

<b>Piers</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>
Structural								
Deck								
	Timber	100%			LIFE	**	5	\$31,200
Pile Caps								
	Timber	100%			LIFE	**	4	\$43,700
Piles and Bracing								
	Steel	15%			LIFE	**	5	\$17,100
			<i>Corrosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Within Tidal Zone</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 4 Each That Support Mooring Elements</i>					
			<i>Explanation : Sheet Piles Cells</i>					
	Timber	60%			LIFE	**	4-5	\$18,600
			<i>Worn, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Within Tidal Zone</i>					
	Not Accessible	25%						
Coping/Curb								
	Timber	100%			LIFE	**		
Fender								
Facing								
	Timber	80%			2037	**	3	\$23,200
	Not Accessible	20%						
Wales and Chocks								
	Timber	100%			2037	**	4	\$30,100

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.

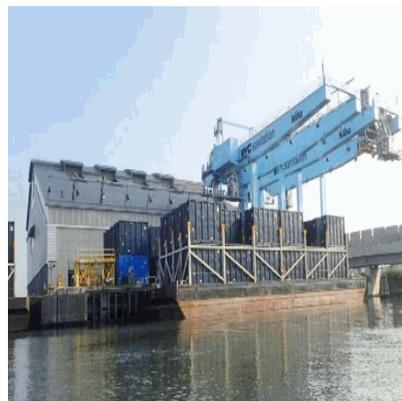
Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA BARGE DOCKS  
**Address** : FLUSHING BAY BET 30TH AND 31ST AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0010.010 / 1805 **Yr Built/Renovated** :  
**Area Sq Ft** : 63,930 **Project Type** : SANITATION  
**Date of Survey** : 03-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4346 **Lot** : 75 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Piers	\$354,400	\$416,100
<b>Total</b>	<b>\$354,400</b>	<b>\$416,100</b>
Importance Code A	\$354,400	\$354,400
Importance Code B		\$61,700
<b>Total</b>	<b>\$354,400</b>	<b>\$416,100</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Piers	\$4,300	\$3,200	\$11,500	
<b>Total</b>	<b>\$4,300</b>	<b>\$3,200</b>	<b>\$11,500</b>	
Importance Code A	\$4,300			
Importance Code B		\$3,200	\$6,000	
Importance Code C			\$5,500	
<b>Total</b>	<b>\$4,300</b>	<b>\$3,200</b>	<b>\$11,500</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**  
**NORTH SHORE MARINE TRANSFER STA BARGE DOCKS**

**Asset # : 1805**

<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	50%			LIFE	**	5	\$119,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Deck Planks</i>								
Not Accessible	50%							
<b>Deck Surface</b>								
Asphalt Pavers	5%			2041	**			
Concrete	25%			2041	**	5	\$10,900	
Not Accessible	70%							
<b>Pile Caps</b>								
Concrete	100%			LIFE	**	5	\$8,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
<b>Piles and Bracing</b>								
Steel	30%			LIFE	**	5	\$589,700	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Tidal Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Tidal Zone</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
Not Accessible	70%							
<b>Fender</b>								
<b>Facing</b>								
Composite	50%			2027			\$61,700	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Two Berthing Faces</i>								
No Component	50%							
<b>Wales and Chocks</b>								
Steel	40%			2041	**	3-5	\$18,900	
No Component	50%							
Not Accessible	10%							
<b>Piles</b>								
Timber	10%			2041	**	4	\$2,600	
No Component	80%							
Not Accessible	10%							
<b>Pile Cluster</b>								
Timber	50%			2032	**	4-10		
Not Accessible	50%							
<b>Deck Elements</b>								
<b>Railing</b>								
Steel	50%			2027				
No Component	50%							
<b>Coping/Curb</b>								
Timber	50%			LIFE	**			
No Component	50%							

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS  
**Address** : BAY 41ST ST. AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0008.010 / 1820 **Yr Built/Renovated** :  
**Area Sq Ft** : 16,564 **Project Type** : SANITATION  
**Date of Survey** : 08-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6943 **Lot** : 30 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Piers	\$580,700	
<b>Total</b>	<b>\$580,700</b>	
Importance Code B	\$580,700	
<b>Total</b>	<b>\$580,700</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Piers			\$6,100	\$6,500
<b>Total</b>			<b>\$6,100</b>	<b>\$6,500</b>
Importance Code A				
Importance Code B			\$6,100	\$6,500
<b>Total</b>			<b>\$6,100</b>	<b>\$6,500</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 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		
<i>Erosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Top Of Exposed Pile Caps At Offshore End Of Slip</i>								
Not Accessible	98%							
Piles and Bracing								
Not Accessible	100%							
Fender								
Facing								
Timber	20%	Now	\$211,200	2042	**	3	\$7,100	
<i>Broken, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Interior 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	\$369,500	2042	**	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%			2036	**	3	\$15,900	
Wales and Chocks								
Steel	5%			2036	**	3-5	\$2,000	
<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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM  
**Address** : NORTH SIDE OF DOS FACILITY #1821 @ FOOT OF 51ST STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.000 / 14149 **Yr Built/Renovated** :  
**Area Sq Ft** : 9,850 **Project Type** : SANITATION  
**Date of Survey** : 11-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 803 **Lot** : 5 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Piers	\$1,816,400	
<b>Total</b>	<b>\$1,816,400</b>	
Importance Code A	\$1,191,800	
Importance Code B	\$624,700	
<b>Total</b>	<b>\$1,816,400</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Piers	\$15,500			
<b>Total</b>	<b>\$15,500</b>			
Importance Code A	\$15,500			
Importance Code B				
<b>Total</b>	<b>\$15,500</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 GARAGE BKLYN 10 AND 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	Priority
Structural Deck								
Concrete	25%	Now	\$144,300	LIFE	**	5	\$4,600	1
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>								
Concrete	75%	2-4	\$432,900	LIFE	**	5	\$13,800	2
<i>Cracking, Extent : Severe, Area Affected : 100%</i> <i>Location : Large Cracks Throughout Deck Surface</i> <i>Excess Deflections, Extent : Severe, Area Affected : 50%</i> <i>Location : Offshore Half Of Deck Sloping Towards Water</i> <i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout Deck Soffit</i> <i>Spalling, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout Deck Soffit</i>								
Pile Caps								
Timber	35%	4+	\$175,000	LIFE	**	4	\$27,100	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>								
Timber	40%			LIFE	**	4	\$46,400	
Timber	25%	Now	\$125,000	LIFE	**	4	\$19,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>								
Piles and Bracing								
Timber	15%	4+	\$118,000	LIFE	**	4-5	\$6,600	
<i>Loose Connections, Extent : Severe, Area Affected : 50%</i> <i>Location : Partial And/or Non-bearing Piles Throughout</i> <i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>								
Timber	25%	Now	\$196,700	LIFE	**	4-5	\$11,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>								
Not Accessible	60%							
Fender								
Wales and Chocks								
Timber	100%	Now	\$230,900	2043	**	4	\$28,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Piles								
Timber	50%	Now	\$183,000	2043	**	4	\$6,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapse At West End Of Asset And Throughout</i>								
Not Accessible	50%							
Deck Elements								
Coping/Curb								
Timber	100%	Now	\$210,800	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.

**DEPARTMENT OF SANITATION - 827**  
**SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM**  
**Asset # : 14149**

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

Asset Name : W. 135TH MARINE TRANSFER STATION BARGE DOCKS  
Address : 135TH ST AND HUDSON RIVER  
Borough : MANHATTAN Agency's Number : N/A  
Program / Asset # : DOS0002.010 / 1841 Yr Built/Renovated :  
Area Sq Ft : 22,248 Project Type : SANITATION  
Date of Survey : 26-Oct-2016 Landmark Status : NONE  
Areas Surveyed :  
Block : 2101 Lot : 120 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers	\$155,700	\$65,400
<b>Total</b>	<b>\$155,700</b>	<b>\$65,400</b>
Importance Code A	\$65,400	\$65,400
Importance Code B	\$90,300	
<b>Total</b>	<b>\$155,700</b>	<b>\$65,400</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$32,900		\$7,500	\$8,100
<b>Total</b>	<b>\$32,900</b>		<b>\$7,500</b>	<b>\$8,100</b>
Importance Code A	\$25,900			
Importance Code B	\$7,100		\$7,500	\$8,100
<b>Total</b>	<b>\$32,900</b>		<b>\$7,500</b>	<b>\$8,100</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**  
**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	\$16,600
	Timber	70%			LIFE	**	5	\$130,800
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	No Component	10%						
Pile Caps								
	Concrete	10%			LIFE	**	5	\$300
	Timber	15%			LIFE	**	4	\$39,300
	Not Accessible	75%						
Piles and Bracing								
	Timber	5%			LIFE	**	4-5	\$9,300
	Not Accessible	95%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Wraps On The Majority Of Accessible Piles</i>						
Fender								
Buffer								
	Rubber	7%			2041	**	4-5	\$2,800
	No Component	90%						
	Not Accessible	3%						
Facing								
	Timber	35%			2037	**	3	\$28,200
	Timber	5%	Now	\$90,300	2043	**	3	\$3,000
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Isolated</i>						
	No Component	10%						
	Not Accessible	50%						
Wales and Chocks								
	Timber	10%			2037	**	4	\$8,400
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Isolated</i>						
	No Component	90%						
Piles								
	Timber	10%			2037	**	4	\$3,900
	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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BULKHEAD  
**Address** : 135TH ST AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.MH2 / 1828 **Yr Built/Renovated** :  
**Linear Ft** : 221 **Project Type** : SANITATION  
**Date of Survey** : 26-Oct-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2101 **Lot** : 120 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$78,900	
<b>Total</b>	<b>\$78,900</b>	
Importance Code A	\$78,900	
<b>Total</b>	<b>\$78,900</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$1,600		\$1,300	
<b>Total</b>	<b>\$1,600</b>		<b>\$1,300</b>	
Importance Code A	\$700			
Importance Code B			\$1,300	
Importance Code C	\$900			
<b>Total</b>	<b>\$1,600</b>		<b>\$1,300</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 # : 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
Structural								
	Gravity Wall Concrete	5%			LIFE	**	5-10	\$100
		<i>Cracking, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout Gravity Wall At South End</i>						
	No Component	95%						
Revetment								
	Stone	70%			LIFE	**	5	\$1,900
	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	**	10	
	Steel	30%	4+	\$78,900	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	100%			LIFE	**	5	\$1,300
		<i>Cracking, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated</i>						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Brick Pavers	100%			2036	**	5	\$2,500
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Behind Steel Sheet Pile Wall</i>						
		<i>Explanation : Settlement</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : BULKHEAD BTWN PIERS 98 AND 99  
**Address** : 59TH ST. AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.MH4 / 1830 **Yr Built/Renovated** :  
**Linear Ft** : 190 **Project Type** : SANITATION  
**Date of Survey** : 10-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 99 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$64,200	\$90,800
<b>Total</b>	<b>\$64,200</b>	<b>\$90,800</b>
Importance Code A	\$64,200	
Importance Code B		\$90,800
<b>Total</b>	<b>\$64,200</b>	<b>\$90,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$65,900	\$1,100	\$14,500	
<b>Total</b>	<b>\$65,900</b>	<b>\$1,100</b>	<b>\$14,500</b>	
Importance Code A				
Importance Code B	\$65,900	\$1,100	\$14,500	
<b>Total</b>	<b>\$65,900</b>	<b>\$1,100</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**  
**BULKHEAD BTWN PIERS 98 AND 99**  
**Asset # : 1830**

<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 Concrete	100%	4+	\$64,200	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>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 53 Ft To 63 Ft From North End</i>								
<i>Explanation : Erosion</i>								
Piles and Bracing Not Accessible	100%							
Lowlevel Pile Caps Timber	5%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
<b>Backfill</b>								
Fill Not Accessible	100%							
Surface Concrete	100%			2040	**	5	\$2,200	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Traverse Crack Approximately 125 Ft From North End</i>								
<b>Fender</b>								
Piles Timber	90%	Now	\$32,200	2042	**	4	\$4,100	
<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>								
Not Accessible	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Not Accessible Below Water</i>								
Wales and Chocks Timber	100%	Now	\$33,800	2042	**	4	\$10,300	
<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>								
<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  
BULKHEAD BTWN PIERS 98 AND 99  
Asset # : 1830**

<b>Bulkheads</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>
Deck Elements									
Railing									
	Steel	50%			2025	\$90,800			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Steel Mesh In Timber Frame</i>									
	Timber	50%			2021	\$14,500			
<i>Other Observation, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Weathering</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : DOS SANITATION GARAGE GRAVITY/TIMBER SHEET PILE WALL  
**Address** : 52ND ST. AND GOWANUS BAY FOOT OF CONCRETE PIER  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN1 / 1821 **Yr Built/Renovated** :  
**Linear Ft** : 585 **Project Type** : SANITATION  
**Date of Survey** : 05-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 803 **Lot** : 5 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$1,932,900	
<b>Total</b>	<b>\$1,932,900</b>	
Importance Code A	\$1,850,400	
Importance Code B	\$39,500	
Importance Code C	\$43,000	
<b>Total</b>	<b>\$1,932,900</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$37,800		\$300	\$100
<b>Total</b>	<b>\$37,800</b>		<b>\$300</b>	<b>\$100</b>
Importance Code A				
Importance Code B	\$37,800		\$300	\$100
Importance Code C				
<b>Total</b>	<b>\$37,800</b>		<b>\$300</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**

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	25%	Now	\$1,178,100	LIFE	**	5	\$600	
<i>Cracking, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Tidal Zone</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : In Tidal Zone</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Emergency H-pile Bracing Installed To Temporarily Support Wall</i>								
<i>Explanation : Bracing</i>								
No Component	60%							
Not Accessible	15%							
Revetment								
Stone	10%	4+	\$43,000	LIFE	**	5	\$400	
<i>Settlement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Top And Mid Slope</i>								
No Component	90%							
Sheet Piles								
Timber	30%	4+	\$672,300	LIFE	**	4	\$3,300	
<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Above Mean Low Water Elevation</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fill Loss Through Sheet Piles Evident By Settlement/Sinkholes In Asphalt</i>								
<i>Explanation : Fill Loss</i>								
No Component	40%							
Not Accessible	30%							
Wales								
Not Accessible	100%							
Backfill								
Fill								
Topsoil	25%	Now	\$31,400	2067	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inshore Of Gravity Wall And Along Timber Bulkhead</i>								
<i>Explanation : Sinkholes</i>								
Not Accessible	75%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL**  
**Asset # : 1821**

<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	50%	Now	\$26,400	2042	**	5	\$1,700	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sinkholes At Inshore Of Gravity Wall And Along Timber Bulkhead</i>								
Asphalt	10%			2036	**	5	\$700	
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
Asphalt	25%	0-2	\$13,200	2042	**	5	\$800	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Timber Bulkhead</i>								
Not Accessible	15%							
<b>Deck Elements</b>								
<b>Railing</b>								
Fencing	70%			2028	\$22,200	3	\$200	
<i>Not Plumb, Extent : Light, Area Affected : 25%</i>								
<i>Location : Within Parking Lot Area</i>								
Fencing	20%	Now	\$6,300	2032	**	3		
<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inshore Of Sinkholes At Gravity Wall And East End Of Timber Bulkhead</i>								
No Component	10%							

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2  
**Address** : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI0 / 1804 **Yr Built/Renovated** : 1948 /  
**Linear Ft** : 1,000 **Project Type** : SANITATION  
**Date of Survey** : 27-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$580,100	
<b>Total</b>	<b>\$580,100</b>	
Importance Code B	\$492,700	
Importance Code C	\$87,400	
<b>Total</b>	<b>\$580,100</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$61,600		\$3,300	\$9,200
<b>Total</b>	<b>\$61,600</b>		<b>\$3,300</b>	<b>\$9,200</b>
Importance Code B	\$58,800		\$3,300	\$9,200
Importance Code C	\$2,800			
<b>Total</b>	<b>\$61,600</b>		<b>\$3,300</b>	<b>\$9,200</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 #1 STEEL BULKHEAD BET. PAD #1 AND 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+	\$43,700	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	50%			LIFE		**	10	\$2,800
Steel	15%	Now	\$43,700	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		**	10	
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout, Visible Only Where Fenders Missing</i>								
Not Accessible	95%							
<b>Backfill</b>								
<b>Fill</b>								
Topsoil	10%	Now	\$21,500	2068		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 250 Feet From East And Throughout Along Edge Of Coping</i>								
<i>Explanation : Sinkhole</i>								
Not Accessible	90%							
<b>Surface</b>								
Asphalt	25%			2031		**	5	\$2,900
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Asphalt	25%	Now	\$22,500	2043		**	5	\$1,400
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Failed Behind Sheet Piles Due To Fill Loss Throughout</i>								
Concrete	30%			2031		**	5	\$3,400
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gravel	10%			2031		**	2-5	\$300
Topsoil	10%	Now	\$5,400	2028	\$5,400		5	\$200
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Behind Sheet Pile Throughout</i>								
<b>Fender</b>								
<b>Facing</b>								
Timber	35%	4+	\$82,100	2037		**	3	\$13,800
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Timber	35%	Now	\$410,600	2043		**	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	25%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2**  
**Asset # : 1804**

<b>Bulkheads</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>
Fender								
	Piles							
	Timber	5%	4+	\$9,400	2043	**	4	\$1,200
				<i>Marine Borer Infestation, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Tidal Zone</i>				
	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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD  
**Address** : FRESH KILLS, STATEN ISLAND NORTH SHORE E. OF EXPRESSWAY  
**Borough** : STATEN ISLAND Agency's Number : N/A  
**Program / Asset #** : DOS000B.SI3 / 4155 Yr Built/Renovated : 1948 /  
**Linear Ft** : 549 Project Type : SANITATION  
**Date of Survey** : 27-Jul-2017 Landmark Status : NONE  
**Areas Surveyed** :  
**Block** : 2685 Lot : 1 BIN :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$1,171,200	
<b>Total</b>	<b>\$1,171,200</b>	
Importance Code A	\$653,200	
Importance Code B	\$454,000	
Importance Code C	\$64,000	
<b>Total</b>	<b>\$1,171,200</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$10,700		\$2,200	\$4,700
<b>Total</b>	<b>\$10,700</b>		<b>\$2,200</b>	<b>\$4,700</b>
Importance Code B	\$8,900		\$2,200	\$4,700
Importance Code C	\$1,800			
<b>Total</b>	<b>\$10,700</b>		<b>\$2,200</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**  
**FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD**  
**Asset # : 4155**

<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	20%	4+	\$32,000	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	60%			LIFE		**	10	\$1,800
Steel	20%	Now	\$32,000	LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 100 Feet</i>								
<i>Explanation : Displaced Due To Impact</i>								
<b>Sheet Piles</b>								
Steel	10%	Now	\$326,600	LIFE		**		
<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 115 Feet</i>								
Steel	10%	4+	\$326,600	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Behind Fender System</i>								
<b>Backfill</b>								
<b>Fill</b>								
Topsoil	30%	Now	\$35,400	2068		**		
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep</i>								
Not Accessible	70%							
<b>Surface</b>								
Asphalt	10%			2031		**	5	\$600
Concrete	40%			2031		**	5	\$2,500
Concrete	20%			2031		**	5	\$1,300
Topsoil	30%	Now	\$8,900	2028	\$8,900		5	\$400
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 80 Feet</i>								
<i>Explanation : Sinkhole, 8 Feet Deep, Behind Sheeting</i>								
<b>Fender</b>								
<b>Facing</b>								
Timber	20%	Now	\$128,800	2043		**	3	\$4,300
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 50 Feet And Isolated Throughout</i>								
Timber	45%	2-4	\$289,800	2043		**	3	\$9,700
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Not Accessible	25%							
<b>Wales and Chocks</b>								
Not Accessible	100%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD**  
**Asset # : 4155**

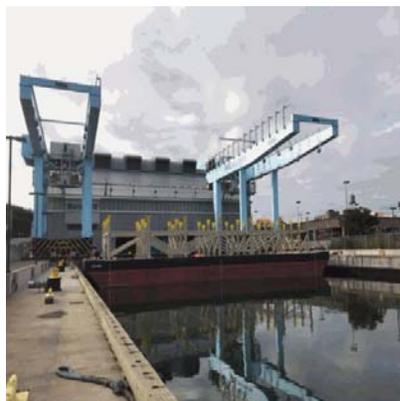
Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

Asset Name : HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD  
Address : HAMILTON AVE AND GOWANUS BAY  
Borough : BROOKLYN Agency's Number : N/A  
Program / Asset # : DOS0009.020 / 14947 Yr Built/Renovated :  
Linear Ft : 680 Project Type : SANITATION  
Date of Survey : 25-Jul-2017 Landmark Status : NONE  
Areas Surveyed :  
Block : 625 Lot : 2 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$40,500	
<b>Total</b>	<b>\$40,500</b>	
Importance Code A	\$40,500	
<b>Total</b>	<b>\$40,500</b>	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$23,800	\$9,900	\$5,400	\$9,700
<b>Total</b>	<b>\$23,800</b>	<b>\$9,900</b>	<b>\$5,400</b>	<b>\$9,700</b>
Importance Code A	\$8,000			
Importance Code B	\$15,400	\$9,900	\$5,400	\$9,700
Importance Code C	\$400			
<b>Total</b>	<b>\$23,800</b>	<b>\$9,900</b>	<b>\$5,400</b>	<b>\$9,700</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 BULKHEAD**  
**Asset # : 14947**

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 Timber	100%			LIFE	**	5	\$700	
Sheet Piles Steel	5%	4+	\$40,500	LIFE	**			
	<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Exposed Cofferdam At West End Of Asset</i>							
Steel	25%			LIFE	**	10		
	<i>Other Observation, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Along South Face Of Asset</i>							
	<i>Explanation : Exposed Sheet Piles Above Water</i>							
Not Accessible	70%							
Pile Caps								
Concrete	98%			LIFE	**	5	\$4,000	
	<i>Cracking, Extent : Light, Area Affected : 10%</i>							
	<i>Location : From 47 Feet To 119 Feet From East End Of Asset And Along South Face</i>							
	<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Sealed Cracks From 119 Feet To 282 Feet From East End Of Asset</i>							
Concrete	2%	4+	\$6,000	LIFE	**	5		
	<i>Spalling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : At East Dolphin Cap</i>							
Backfill								
Fill Not Accessible	100%							
Fender								
Buffer Rubber	20%			2041	**	4-5	\$3,600	
No Component	80%							
Facing Timber	90%			2041	**	3	\$24,000	
	<i>Worn, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Within Tidal Zone At East Dolphin</i>							
No Component	10%							
Piles								
Steel	40%			2041	**	10		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Along South Face Of Asset</i>							
	<i>Explanation : Exposed Steel H-piles</i>							
Not Accessible	60%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD**  
**Asset # : 14947**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Wales and Chocks								
Steel	23%			2041	**	3-5	\$7,000	
	<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : On Shackles Supporting The Tension Chains At The Fender Panels</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Along South Face Of Asset</i>							
	<i>Explanation : Wales Supporting Fender Panels</i>							
Steel	2%	4+	\$7,300	2043	**	3-5	\$500	
	<i>Broken, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Electrical Bonding Cables At Two Fender Panels Along South Face Of Asset</i>							
Timber	10%			2041	**	4	\$3,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : At East And West Dolphins</i>							
	<i>Explanation : Supporting Fender Clusters</i>							
No Component	65%							
Pile Cluster								
Timber	2%	4+	\$8,100	2033	**	4	\$400	
	<i>Broken, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Loose Wire Rope Around Top Of Cluster At East Dolphin</i>							
Timber	8%			2032	**	4-10	\$11,700	
No Component	90%							

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 93 RD ST TO NO END MARINE XFER STATION SUB 2 OF AT, SUB 1 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0062.000 / 13850 **Yr Built/Renovated** :  
**Linear Ft** : 438 **Project Type** : SANITATION  
**Date of Survey** : 20-Oct-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1587 **Lot** : 27 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$193,400	\$230,200
<b>Total</b>	<b>\$193,400</b>	<b>\$230,200</b>
Importance Code A	\$193,400	
Importance Code B		\$230,200
<b>Total</b>	<b>\$193,400</b>	<b>\$230,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$23,000		\$300	\$800
<b>Total</b>	<b>\$23,000</b>		<b>\$300</b>	<b>\$800</b>
Importance Code A				
Importance Code B	\$23,000		\$300	\$800
<b>Total</b>	<b>\$23,000</b>		<b>\$300</b>	<b>\$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**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13850**

<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								
Concrete/Stone	40%	4+	\$36,300	LIFE		**		
<i>Erosion, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Bottom Of Stone Facing Panels Full Length Of Wall</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Offshore Face In Splash Zone</i>								
Concrete/Stone	10%	4+	\$90,800	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stone Panels At Dep Outfalls</i>								
Not Accessible	50%							
<b>Piles and Bracing</b>								
Not Accessible	100%							
<b>Pile Caps</b>								
Timber	5%	2-4	\$66,400	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Outboard End</i>								
Not Accessible	95%							
<b>Backfill</b>								
<b>Fill</b>								
Not Accessible	100%							
<b>Surface</b>								
Asphalt Pavers	30%			2037		**	5	\$1,500
Topsoil	25%			2026	\$5,900		5	\$500
Under Construction	45%							
<b>Deck Elements</b>								
<b>Railing</b>								
Steel	55%	4+	\$23,000	2027	\$230,200			
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated</i>								
Under Construction	45%							

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA REVETMENT  
**Address** : 31ST AVE AND FLUSHING BAY GRAVITY WALL SO. TO ACCESS RAMP  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.QN1 / 1831 **Yr Built/Renovated** :  
**Linear Ft** : 550 **Project Type** : SANITATION  
**Date of Survey** : 03-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4377 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$282,800	
<b>Total</b>	<b>\$282,800</b>	
Importance Code C	\$282,800	
<b>Total</b>	<b>\$282,800</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$1,400		\$1,200	\$1,400
<b>Total</b>	<b>\$1,400</b>		<b>\$1,200</b>	<b>\$1,400</b>
Importance Code A	\$400			
Importance Code B			\$1,200	\$1,400
Importance Code C	\$1,000			
<b>Total</b>	<b>\$1,400</b>		<b>\$1,200</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.

\*\* 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**

<b>Bulkheads</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>Structural</b>								
	Gravity Wall Concrete	20%			LIFE	**	5-10	\$900
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Concrete Wall Supporting Dsny Parking Lot</i>								
	No Component	80%						
<b>Revetment</b>								
	Stone	30%			LIFE	**	5	\$2,000
	Stone	70%	4+	\$282,800	LIFE	**	5	\$2,300
<i>Progressing Scour, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Insufficient Stone Along Length Of Shoreline North Of Mts Access Bridge</i>								
<b>Backfill</b>								
<b>Fill</b>								
	Not Accessible	100%						
<b>Surface</b>								
	Asphalt	15%			2041	**	5	\$900
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At New Dsny Parking Lot And Roadway</i>								
	Asphalt	45%			2037	**	5	\$2,800
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Parking Area North Of Roadway</i>								
	Concrete	10%			2041	**	5	\$600
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To New Asphalt Parking Lot</i>								
	Topsoil	30%			2026		5	\$800

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : REVETMENT - RIPRAP BULKHEAD  
**Address** : W 215TH ST TO SS W 218TH ST HARLEM RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0061.000 / 13795 **Yr Built/Renovated** :  
**Linear Ft** : 1,005 **Project Type** : SANITATION  
**Date of Survey** : 31-Aug-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2196 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$73,800	
<b>Total</b>	<b>\$73,800</b>	
Importance Code C	\$73,800	
<b>Total</b>	<b>\$73,800</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$20,000		\$1,400	
<b>Total</b>	<b>\$20,000</b>		<b>\$1,400</b>	
Importance Code B	\$14,900		\$1,400	
Importance Code C	\$5,100			
<b>Total</b>	<b>\$20,000</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.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF SANITATION - 827**  
**REVTMENT - RIPRAP BULKHEAD**  
**Asset # : 13795**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	30%			LIFE	**	5-10	\$600	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers</i>								
No Component	70%							
Revetment								
Stone	80%			LIFE	**	5	\$9,600	
Stone	10%	2-4	\$73,800	LIFE	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southern 100 Feet</i>								
<i>Explanation : Inadequate Placement/ Protection</i>								
No Component	10%							
Sheet Piles								
Steel	5%			LIFE	**	10		
<i>Corrosion, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Exposed Surface Of Sheeting</i>								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	10%	Now	\$13,000	2068	**			
<i>Erosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Southern 100 Feet Of Asset Above Revetment</i>								
Not Accessible	90%							
Surface								
Asphalt	20%	4+	\$1,800	2043	**	5	\$1,100	
<i>Settlement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Terminus Of 216th Street</i>								
Gravel	45%			2041	**	2-5	\$1,400	
Topsoil	35%			2026	**	5	\$1,600	
<i>Erosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Northern 350 Feet</i>								

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : REVTMENT AND BULKHEAD GOWANUS BAY  
**Address** : 19TH STREET TO 21ST STREET SOUTH OF HOME DEPOT  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN4 / 1824 **Yr Built/Renovated** :  
**Linear Ft** : 750 **Project Type** : SANITATION  
**Date of Survey** : 05-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 65 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$33,800		\$3,400	
<b>Total</b>	<b>\$33,800</b>		<b>\$3,400</b>	
Importance Code B	\$22,700		\$3,400	
Importance Code C	\$11,000			
<b>Total</b>	<b>\$33,800</b>		<b>\$3,400</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**  
**REVTMENT AND BULKHEAD GOWANUS BAY**  
**Asset # : 1824**

<b>Bulkheads</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>Structural</b>								
<b>Revetment</b>								
	Stone	30%			LIFE	**	5	\$1,300
	Stone	10%	4+	\$11,000	LIFE	**	5	\$400
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Top Of Slope</i>								
	No Component	60%						
<b>Sheet Piles</b>								
	Steel	20%			LIFE	**		
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Splash Zone, 140 Feet To 510 Feet From North End</i>								
	No Component	40%						
	Not Accessible	40%						
<b>Backfill</b>								
<b>Fill</b>								
	Gravel	10%	Now	\$6,500	2042	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Revetment At Northern 140 Feet Of Asset</i>								
<i>Explanation : Fill Loss</i>								
	Not Accessible	90%						
<b>Surface</b>								
	Concrete	80%			2036	**	5	\$6,800
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout</i>								
	Concrete	20%	4+	\$16,200	2042	**	5	\$900
<i>Cracking, Extent : Light, Area Affected : 30%</i>								
<i>Location : Transverse Cracking At North End Of Asset, At 19th Street</i>								

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : REVETMENT AT DOS GARAGE  
**Address** : NEWTOWN CREEK 47-01 48TH STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0064.000 / 14019 **Yr Built/Renovated** :  
**Linear Ft** : 418 **Project Type** : SANITATION  
**Date of Survey** : 15-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2600 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads		\$1,000		
<b>Total</b>		<b>\$1,000</b>		
Importance Code B		\$1,000		
Importance Code C				
<b>Total</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.*

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

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

**DEPARTMENT OF SANITATION - 827**  
**REVTMENT AT DOS GARAGE**  
**Asset # : 14019**

<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>	
Structural Coping/Curb Concrete	100%			LIFE	* *	5	\$400	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated</i>								
Revetment Stone	100%			LIFE	* *	5	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : 155 Feet From 58th Road</i>								
<i>Explanation : State Pollutant Discharge Elimination System Permit Outfall</i>								
Backfill Fill								
Not Accessible	100%							
Surface Topsoil	100%			2025	\$22,500	5	\$2,000	

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF  
**Address** : BAY 41ST ST AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN3 / 1823 **Yr Built/Renovated** :  
**Linear Ft** : 700 **Project Type** : SANITATION  
**Date of Survey** : 11-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6943 **Lot** : 30 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$104,100	\$401,400
<b>Total</b>	<b>\$104,100</b>	<b>\$401,400</b>
Importance Code A	\$104,100	
Importance Code B		\$401,400
<b>Total</b>	<b>\$104,100</b>	<b>\$401,400</b>

**EXPENSE**

**Total**  
 Importance Code  
**Total**



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

**DEPARTMENT OF SANITATION - 827**  
**S.W. BROOKLYN DOS FACILITY CONCRETE WHARF**  
**Asset # : 1823**

Bulkheads	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
No Component	40%							
Under Construction	60%							
Sheet Piles								
Steel	25%	4+	\$104,100	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								
Fill								
Not Accessible	100%							
Surface								
Not Accessible	20%							
Under Construction	80%							
Fender								
Facing								
No Component	40%							
Under Construction	60%							
Deck Elements								
Railing								
Steel	60%			2027	\$401,400			
<i>Recent Replace Evident, Extent : Light, Area Affected : 80%</i>								
<i>Location : At New Mts Facility</i>								
No Component	40%							

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

Asset Name : SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD  
 Address : HUNTS POINT AVE. AND EAST RIVER  
 Borough : BRONX Agency's Number : N/A  
 Program / Asset # : DOS000B.BX1 / 1825 Yr Built/Renovated :  
 Linear Ft : 682 Project Type : SANITATION  
 Date of Survey : 04-Feb-2016 Landmark Status : NONE  
 Areas Surveyed :  
 Block : 2781 Lot : 301 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,482,900	
<b>Total</b>	<b>\$1,482,900</b>	
Importance Code A	\$1,298,300	
Importance Code B	\$184,600	
<b>Total</b>	<b>\$1,482,900</b>	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$86,800	\$200		\$2,600
<b>Total</b>	<b>\$86,800</b>	<b>\$200</b>		<b>\$2,600</b>
Importance Code A	\$20,100			
Importance Code B	\$36,300	\$200		\$2,600
Importance Code C	\$30,400			
<b>Total</b>	<b>\$86,800</b>	<b>\$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**

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	10%	Now	\$11,700	LIFE	**	5	\$100	
			<i>Broken, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Concrete	40%	2-4	\$18,700	LIFE	**	5	\$300	
			<i>Corrosion of Reinforcement, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Concrete	40%			LIFE	**	5	\$300	
No Component	10%							
Piles and Bracing								
Timber	5%	Now	\$20,100	2042	**	4	\$5,100	
			<i>Broken, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Below Concrete Cap</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Below Concrete Cap</i>					
Not Accessible	95%							
Sheet Piles								
Steel	20%	Now	\$811,400	LIFE	**			
			<i>Broken, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Splash Zone And Below</i>					
			<i>Corrosion, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Steel	40%	2-4	\$486,900	LIFE	**			
			<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Splash Zone</i>					
Not Accessible	40%							
Backfill								
Fill								
Sand	35%	Now	\$16,100	2057	**	5	\$200	
			<i>Loss of Backfill, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Settlement, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Entire Length</i>					
Not Accessible	65%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD**  
**Asset # : 1825**

<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>								
Stone	30%			2040	**	10		
Stone	5%	Now	\$35,500	2042	**			
<i>Sinkhole, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations Behind Sheeting</i>								
Topsoil	55%	Now	\$20,200	2027	\$20,200	5	\$900	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Length</i>								
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sinkholes</i>								
Topsoil	10%			2025	\$3,700	5	\$300	
<b>Fender</b>								
<b>Wales and Chocks</b>								
Steel	50%	Now	\$73,400	2042	**	3-5	\$12,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	50%	Now	\$75,700	2042	**	4	\$18,500	
<i>Missing Part, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

**Asset Name** : STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.  
**Address** : NEWTOWN CREEK WEST FROM N HENRY STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN2 / 1822 **Yr Built/Renovated** :  
**Linear Ft** : 450 **Project Type** : SANITATION  
**Date of Survey** : 08-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2525 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Bulkheads	\$37,000	\$760,600
<b>Total</b>	<b>\$37,000</b>	<b>\$760,600</b>
Importance Code B	\$37,000	\$760,600
<b>Total</b>	<b>\$37,000</b>	<b>\$760,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Bulkheads	\$5,600	\$6,700	\$4,600	\$400
<b>Total</b>	<b>\$5,600</b>	<b>\$6,700</b>	<b>\$4,600</b>	<b>\$400</b>
Importance Code B	\$5,600	\$6,700	\$4,600	\$400
<b>Total</b>	<b>\$5,600</b>	<b>\$6,700</b>	<b>\$4,600</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**  
**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								
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	80%			2036	**	5	\$4,100	
	<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	20%							
Fender								
Buffer								
Rubber	10%			2040	**	4-5	\$1,300	
No Component	90%							
Facing								
Timber	43%			2036	**	3	\$7,600	
Timber	7%	2-4	\$37,000	2042	**	3	\$1,200	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Eastern 30 Feet Of Asset</i>							
No Component	50%							
Wales and Chocks								
Timber	50%			2036	**	4	\$18,300	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Isolated On Upper Wale</i>							
No Component	30%							
Not Accessible	20%							
Deck Elements								
Railing								
Steel	95%			2025	\$408,600			
	<i>Corrosion, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Missing Coating, Extent : Moderate, Area Affected : 85%</i>							
	<i>Location : Throughout</i>							
Steel	5%	Now	\$4,300	2025	\$21,500			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At East And West Ends Of Asset</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.

**DEPARTMENT OF SANITATION - 827**  
**STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.**  
**Asset # : 1822**

<b>Bulkheads</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>
Deck Elements									
Parapet									
	Concrete	98%			2028	\$323,900			
<i>Cracking, Extent : Light, Area Affected : 15%</i>									
<i>Location : Isolated Throughout</i>									
	Concrete	2%	4+	\$1,300	2028	\$6,600			
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : At Isolated Railing Connection 430 Feet From East End</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 : 22-Sep-2017

**DEPARTMENT OF SANITATION - FY 2018**

Asset Name : **STONE REVETMENT AT NEW FULTON FISH MARKET**  
 Address : **HUNTS POINT AVE. AND EAST RIVER BET SOUTH BRONX DOS/ DOC BARGE**  
 Borough : **BRONX** Agency's Number : **N/A**  
 Program / Asset # : **DOS000B.BX2 / 1826** Yr Built/Renovated :  
 Linear Ft : **740** Project Type : **SANITATION**  
 Date of Survey : **04-Feb-2016** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2781** Lot : **306** BIN :

**CAPITAL**

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$17,700	\$200	\$3,800	
<b>Total</b>	<b>\$17,700</b>	<b>\$200</b>	<b>\$3,800</b>	
Importance Code B		\$200	\$3,800	
Importance Code C	\$17,700			
<b>Total</b>	<b>\$17,700</b>	<b>\$200</b>	<b>\$3,800</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**  
**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</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>
Structural	Coping/Curb							
	Concrete	7%	Now	\$17,700	LIFE	**	5	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Vehicle Impact Damage At Isolated Locations</i>						
	Concrete	93%			LIFE	**	5	\$600
Revetment	Stone	100%			LIFE	**	5	\$4,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : New Construction</i>						
Backfill	Fill							
	Not Accessible	100%						
Surface	Asphalt	90%			2036	**	5	\$7,600
	Topsoil	10%			2025	\$4,000	5	\$300

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

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

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

## DEPARTMENT OF SANITATION - 827

## Project : SANITATION

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>		<b>FY 2023 - 2028</b>	
Miscellaneous Buildings	323,000		65,100	
<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Miscellaneous Buildings	38,500	8,100	10,700	8,300

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
1848	FRESH KILLS I MAINTENANCE	2,016	96,300	5,300
1850	FRESH KILLS I OFFICE 2	168	0	6,800
1851	FRESH KILLS I GUARD HOUSE	128	0	5,200
1852	FRESH KILLS I OFFICE 3	600	18,900	5,500
1853	FRESH KILLS II PUMP HOUSE	980	46,800	2,600
1854	FRESH KILLS II GENERATOR HOUSE	400	0	16,300
1855	FRESH KILLS II SCALE HOUSE	780	24,600	7,100
1856	FRESH KILLS II WALKWAY	3,690	176,300	9,700
2780	FRESH KILLS I OFFICE 1	800	25,200	7,300

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

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

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