

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BRONX 12 GARAGE  
**Address** : 1635 EAST 233RD ST. @ PROVOST AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0037.000 / 4133 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 115,996 **Project Type** : SANITATION  
**Date of Survey** : 30-May-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Ph  
**Block** : 4974 **Lot** : 28 **BIN** : 2090261

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$6,230,400	\$1,933,100
Interior Architecture	\$9,801,700	\$351,400
Electrical	\$270,200	\$840,700
Mechanical	\$1,283,200	\$2,759,100
Site Enclosure	\$773,800	
Site Pavements	\$818,600	
<b>Total</b>	<b>\$19,177,900</b>	<b>\$5,884,200</b>
Importance Code A	\$6,230,400	\$2,455,700
Importance Code B	\$10,841,900	\$3,428,500
Importance Code C	\$2,105,700	
<b>Total</b>	<b>\$19,177,900</b>	<b>\$5,884,200</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,100			
Interior Architecture	\$4,800			\$4,600
Electrical	\$44,200	\$10,800	\$11,800	\$14,500
Mechanical	\$133,200	\$26,900	\$36,000	\$42,000
Site Enclosure	\$7,100			
<b>Total</b>	<b>\$209,400</b>	<b>\$37,700</b>	<b>\$47,800</b>	<b>\$61,100</b>
Importance Code A	\$45,200	\$5,700	\$5,700	\$5,700
Importance Code B	\$152,300	\$32,000	\$42,100	\$55,300
Importance Code C	\$11,900			
<b>Total</b>	<b>\$209,400</b>	<b>\$37,700</b>	<b>\$47,800</b>	<b>\$61,100</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 12 GARAGE**  
**Asset # : 4133**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	60%	Now	\$2,151,700	LIFE	* *	5	\$89,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Various Locations							
		Diagonal Cracks, Extent : Severe, Area Affected : 5%							
		Location : Various Locations							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Spalling, Extent : Severe, Area Affected : 5%							
		Location : Above East Gate Entrance							
	Metal Coiling Doors	40%	Now	\$3,721,000	2051	* *	5	\$92,900	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Various Truck Bays							
		Corrosion/Rusting, Extent : Severe, Area Affected : 15%							
		Location : Throughout Coiling Doors And Guide Tracks							
Windows									
	Aluminum	100%	Now	\$13,300	2042	* *	5	\$2,800	
		Hardware Missing, Extent : Light, Area Affected : 15%							
		Location : Various Locations Throughout							
Parapets									
	Masonry: Brick	90%	0-2	\$191,200	LIFE	* *	5	\$15,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Pre-Cast Concrete	10%	2-4	\$6,800	LIFE	* *	5	\$10,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Coping Joints							
Roof									
	Built-Up (BUR)	85%	Now	\$166,500	2034	\$1,665,100			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : At Skylights							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Truck Bays And East Penthouse							
	Skylight, Metal/Glass	15%			2044	* *	10	\$85,900	
		Recent Repair Evident, Extent : N/A, Area Affected : 40%							
		Location : Throughout							
Soffits									
	Stucco Cement	100%			2047	* *	5		

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 12 GARAGE**  
**Asset # : 4133**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	60%	0-2	\$2,278,400	LIFE	* *	5	\$300,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout Truck Bays								
	Worn/Eroded, Extent : Severe, Area Affected : 60%								
	Location : Throughout Truck Bays								
	Other Observation, Extent : Severe, Area Affected : 1%								
	Location : Various Locations In Truck Bays								
	Explanation : Exposed Reinforcing								
	Ceramic Tile	2%			2043	* *	5	\$4,600	
	Quarry Tile	30%			2047	* *	5	\$102,900	
	Vinyl Tile	8%	Now	\$148,000	2039	* *	3	\$6,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Various Locations Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Section Office Area At Truck Washing Bay								
	Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
	Location : Section Office Area At Truck Washing Bay								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	15%	0-2	\$312,400	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Lower Level Parking Area								
	Concrete Masonry Unit	45%	0-2	\$193,100	LIFE	* *	5	\$16,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Penthouses								
	Glass Block	5%	Now	\$237,800	LIFE	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Section Offices Area								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Section Offices Area Adjacent To Washing Bay								
	Glass: Single Pane	5%			LIFE	* *	5	\$7,000	
	Gypsum Board	5%	0-2	\$1,300	LIFE	* *	5	\$2,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	SGFT/Glazed Masonry	25%	Now	\$205,200	LIFE	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Various Locations In The Truck Bays								
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout Truck Bays								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%								
	Location : Truck Washing Bay								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	25%	2-4	\$92,800	2047	* *	5	\$28,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Section Office Area And Locker Rooms									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Exposed Struc: Concrete	35%	Now	\$5,853,600	LIFE	* *	5	\$12,500	
Corrosion/Rusting, Extent : Severe, Area Affected : 15%									
Location : Throughout Lower Level Parking Area									
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Throughout Lower Level Parking Area									
Exposed Reinforcement, Extent : Severe, Area Affected : 40%									
Location : Throughout Lower Level Parking Area									
Spalling, Extent : Severe, Area Affected : 50%									
Location : Throughout Lower Level Parking Area									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Throughout Lower Level Parking Area									
Explanation : Water Penetration From Melting Snow In Truck Garage									
	Exposed Struc: Steel	40%	Now	\$429,200	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout Truck Bays East Penthouse									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : East Penthouse									
Explanation : Missing Spray-on Fireproofing									
Site Enclosure									
Fence/Gates									
	Chain Link	90%	0-2	\$234,100	2064	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Rear Of Yard									
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%									
Location : Rear Of Yard									
	Iron Picket	10%	0-2	\$7,100	2069	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Gate At Provost Avenue									
Impact Damage, Extent : Severe, Area Affected : 20%									
Location : Gate At Provost Avenue									

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



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

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

## Site Enclosure

## Free Standing Walls

## Masonry: Brick

100% Now \$424,700 2060 \* \*

*Broken/Missing Elements, Extent : Severe, Area Affected : 15%**Location : West Wall And Provost Avenue**Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : East Wall And West Wall**Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%**Location : East Wall And West Wall**Misaligned/Bulging, Extent : Severe, Area Affected : 10%**Location : West Wall And Provost Avenue**Spalling, Extent : Severe, Area Affected : 20%**Location : West Wall And Provost Avenue*

## Retaining Walls

## Cast in Place Concrete

100% 2-4 \$115,100 2078 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : West Parking Area**Exposed Reinforcement, Extent : Light, Area Affected : 5%**Location : West Parking Area*

## Site Pavements

## Public Sidewalk

## Cast in Place Concrete

100% 2-4 \$320,100 2047 \* \*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Entry At Provost Avenue**Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Corner Of East 233rd Street And Provost Avenue*

## Parking/Driveway

## Asphalt

70% 2-4 \$417,100 2043 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Parking Area Off Provost Avenue*

## Cast in Place Concrete

30% 2-4 \$81,500 2047 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : East And West Parking Areas**Potholes, Extent : Moderate, Area Affected : 5%**Location : East Parking Area*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2034 \$14,700 5 \$500

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	\$95,300	5	\$500	
	Raceway								
	Conduit	100%			2034	\$17,300	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$58,500	5	\$3,100	
	Wiring								
	Thermoplastic	100%			2034	\$35,300	1		
	Motor Controllers								
	Locally Mounted	10%			2032	\$14,600	5	\$100	
	Motor Control Center	90%	Now	\$57,600	2039	**	5	\$1,400	
	Enclosure Corroded, Extent : Light, Area Affected : 30%								
	Location : Boiler Room								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,400	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2034	\$200,600	10	\$26,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Stairs And Corridors								
	Fluorescent	5%			2034	\$40,100	10	\$5,300	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Mechanics Bay								
	LED	70%			2042	**			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Emergency, Battery	50%			2034	\$95,100	10	\$14,000	
	Exit, Service	5%			2029	\$1,900	1		
	Exit, Battery	45%			2029	\$58,900	10	\$3,500	
	Exterior Lighting								
	Incandescent	5%	Now	\$30,400	2044	**	2		
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Front Of Building								
	LED	15%			2042	**			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Building Perimeter								
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037	**	5	\$1,800	
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**  
**BRONX 12 GARAGE**  
**Asset # : 4133**

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

## Alarm

Security System  
Generic

100% Now \$212,700 2044 \* \* 1 \$39,000  
*Malfunctioning, Extent : Severe, Area Affected : 100%*  
*Location : Throughout The Building*

Fire/Smoke Detection  
Generic, Digital

100% 2034 \$292,200 1-3 \$73,600

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

## Heating

Energy Source

Fuel Oil No 2

20% Now \$2,600 2034 \$52,000 5 \$3,600  
*Damaged, Extent : Moderate, Area Affected : 10%*  
*Location : Boiler Room - Oil Pumps Controls*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement - Oil Tank Room*  
*Explanation : 2 Tanks, 4,000 Gallons Each*

Natural Gas

80% 2034 \$23,700 1

Conversion Equipment

Furnace

50% 2034 \$176,200 1 \$28,700  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Garage*  
*Explanation : Ceiling Mounted Gas Space Heaters*

Furnace

30% Now \$21,100 2029 \$105,700 1 \$15,500  
*Malfunctioning, Extent : Moderate, Area Affected : 100%*  
*Location : East And West Penthouse Mechanical Rooms - 4 Ducted Furnaces*

Hot Water Boiler

20% 2032 \$240,800 1 \$11,500  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement - Boiler Room*  
*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

20% Now \$9,900 2033 \$49,500 4 \$1,100  
*Corroded, Extent : Moderate, Area Affected : 20%*  
*Location : West Penthouse Mechanical Rooms - Corroded Pumps, Boiler Room - Corroded Air Separator And Expansion Tank*  
*Insul. Deteriorating, Extent : Moderate, Area Affected : 10%*  
*Location : Boiler Room*  
*Leak Evident, Extent : Moderate, Area Affected : 5%*  
*Location : Boiler Room - Hot Water Pump Leaking*

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**  
**BRONX 12 GARAGE**  
**Asset # : 4133**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Air Handler	5%			2029	\$106,600	1	\$3,600	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : West Penthouse Mechanical Room							
	Convector/Radiator	20%	Now	\$18,500	2032	\$185,300	1	\$6,700	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations - Corroded Radiator Covers							
	Unit Heater - Hot Water	5%			2029	\$33,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Stairs, East And West Penthouse Mechanical Rooms							
		Explanation : Cabinet / Unit Heaters							
	No Component	70%							
Controls									
	Electrical	50%	Now	\$314,900	2034	\$314,900			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Administrative Areas, Garage Bays - Hydronic Heating And Ventilation Controls							
	No Component	50%							
Air Conditioning									
Energy Source									
	Electricity	20%			2042	**	1		
	No Component	80%							
Conversion Equipment									
	Interior Pkg Unit - Cooling	2%	Now	\$35,800	2039	**	2	\$100	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : East Penthouse Mechanical Room - Ceiling Mounted							
	Window/Wall Unit	8%			2029	\$34,300	1		
	No Component	90%							
Terminal Devices									
	Air Handler/Dir Expansion	10%			2029	\$21,700	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : West Penthouse Mechanical Room							
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2029	\$3,300	2	\$8,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : West Penthouse Mechanical Room Roof							
		Explanation : Air Cooled Condensing Unit							
	No Component	90%							
Ventilation									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$497,600	LIFE	* *	2-5	\$64,700	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%									
Location : Roof By West Penthouse Mechanical Room									
Needs Cleaning, Extent : Severe, Area Affected : 100%									
Location : Administrative Areas									
Unbalanced System, Extent : Moderate, Area Affected : 100%									
Location : Administrative Areas									
Exhaust Fans									
	Roof	100%	0-2	\$219,800	2044	* *	2	\$2,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	\$1,455,000	1		
Abandoned in Place, Extent : Light, Area Affected : 5%									
Location : Basement Pump Room - Pressure Booster System									
Sanitary Piping									
	Cast Iron	100%	Now	\$142,700	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%									
Location : Water Backup And Flooding At Wash Bay, Boiler Room And Basement Parking									
Garage During Heavy Rains									
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Basement Parking Garage									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2029	\$59,300	4	\$6,900	
Backflow Preventer									
	No Component	50%							
	Generic	50%			2029	\$25,300	1	\$3,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Pump Room									
Explanation : Backflow Preventer At Fire Main Only									
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	50%			2032	\$31,600	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : East Penthouse Mechanical Room									
Explanation : 1 Unit									
	Gas Fired	50%			2029	\$31,600	2		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : 1 Unit									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Hot Water Storage Tank								
	Generic	50%			2039	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : East Penthouse Mechanical Room							
		Explanation : 1 Unit - 180 Gallons							
	Generic	50%			2034	\$15,000	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit - Approximately 400 Gallons							
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$10,400	2044	* *	1-5	\$41,200	
		Damaged, Extent : Moderate, Area Affected : 2%							
		Location : Stair No.2 - 1st Floor - Damaged Fire Hose Cabinet							
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$32,500	
	Fire Pump								
	Generic	100%	2-4	\$108,200	2049	* *	1	\$19,500	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Supply Room							
	Chemical System								
	Generic	100%			2029	\$31,900	1-3	\$161,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Top Of Gas Refill Stations, Garage							
		Explanation : 2 Sets, 20 Square Feet Each							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BRONX 5 GARAGE  
**Address** : 1331 CROMWELL AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0067.000 / 14758 **Yr Built/Renovated** : 1942 / 2009  
**Area Sq Ft** : 13,963 **Project Type** : SANITATION  
**Date of Survey** : 10-Oct-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2871 **Lot** : 77 **BIN** : 2008640

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$504,200	
Interior Architecture	\$60,800	\$175,400
Electrical		\$96,900
<b>Total</b>	<b>\$565,000</b>	<b>\$272,300</b>
Importance Code A	\$504,200	
Importance Code B	\$60,800	\$96,900
Importance Code C		\$175,400
<b>Total</b>	<b>\$565,000</b>	<b>\$272,300</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$86,700	\$4,700		
Interior Architecture	\$137,600			\$700
Electrical	\$9,800	\$400	\$200	\$300
Mechanical	\$36,500	\$6,100	\$3,500	\$2,200
Site Pavements			\$400	
<b>Total</b>	<b>\$270,600</b>	<b>\$11,200</b>	<b>\$4,100</b>	<b>\$3,200</b>
Importance Code A	\$88,100	\$6,100	\$1,400	\$1,400
Importance Code B	\$134,600	\$5,100	\$2,300	\$1,800
Importance Code C	\$48,000		\$400	
<b>Total</b>	<b>\$270,600</b>	<b>\$11,200</b>	<b>\$4,100</b>	<b>\$3,200</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$24,100	LIFE	**	5	\$6,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Window Sills									
	Concrete Masonry Unit	5%			LIFE	**	5	\$900	
	Masonry: Brick	75%	Now	\$332,000	LIFE	**	5	\$20,600	1
Diagonal Cracks, Extent : Severe, Area Affected : 30%									
Location : South Facade, Corners Of Building, At Wall Penetrations									
Horizontal Cracks, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Severe, Area Affected : 25%									
Location : Street Facade									
Repointing Failure, Extent : Severe, Area Affected : 25%									
Location : Various Locations Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 25%									
Location : North And South Facades									
Worn/Eroded, Extent : Severe, Area Affected : 15%									
Location : At Door Openings									
	Metal Panel	5%			2051	**	5-10	\$9,500	
	Metal Coiling Doors	10%	Now	\$172,200	2051	**	5	\$4,300	1
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : All Doors									
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : All Doors									
Misaligned/Bulging, Extent : Severe, Area Affected : 20%									
Location : All Doors									
Windows									
	Aluminum	65%	0-2	\$17,600	2039	**	5	\$900	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Office Areas									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Exterior Perimeter Of Windows									
	Steel	35%	Now	\$44,900	2056	**	5	\$6,400	1
Corrosion/Rusting, Extent : Severe, Area Affected : 80%									
Location : Boiler Room									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%									
Location : Boiler Room									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	75%			LIFE	* *	5	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parapet Walls							
		Explanation : Covered With Metal Panel							
	Metal Panel	25%			2051	* *	5	\$4,200	
Roof									
	Modified Bitumen	100%			2039	* *	10	\$32,800	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Main Roof							
Interior									
	Floors								
	Cast in Place Concrete	70%	Now	\$60,800	LIFE	* *	5	\$32,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Garage							
		Ponding, Extent : Severe, Area Affected : 2%							
		Location : 1st Floor							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : East Side Of Garage Due To Floor Drain							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Garage							
	Ceramic Tile	5%			2040	* *	5	\$1,000	
	Vinyl Tile	25%	Now	\$42,300	2041	* *	3	\$2,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	10%			2034	\$175,400	5	\$3,300	
	Concrete Masonry Unit	80%	2-4	\$47,900	LIFE	* *	5	\$10,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : 1st Floor Near Room 104 Mens Toilet							
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Womens Locker Room							
	Gypsum Board	10%			LIFE	* *	5	\$2,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Interior

## Ceilings

AcousTileSusp.Lay-In 20% 4+ \$3,400 2044 \* \* 5 \$2,100

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

*Location : Office Areas Throughout 2nd Floor*

Exposed Struc: Concrete 5% LIFE \* \* 5 \$200

Gypsum Board 5% LIFE \* \* 5 \$1,300

Plaster 70% Now \$43,500 LIFE \* \* 5 \$9,100

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Stairway*

*Paint Peeling, Extent : Severe, Area Affected : 40%*

*Location : Throughout Garage*

*Water Penetration, Extent : Severe, Area Affected : 20%*

*Location : Within Garage From Roof Leak Above*

## Site Enclosure

## Fence/Gates

Chain Link 100% 2051 \* \*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete 100% 2036 \* \*

## On-Site Walkways

Cast in Place Concrete 95% 2044 \* \*

Metal 5% 2051 \* \* 1-3 \$1,200

## Parking/Driveway

Asphalt 100% 2040 \* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2031 \$3,700 5 \$100

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

*Location : Electrical Room*

*Explanation : Three Main Service Disconnect Switches Rated At 200 Amperes Each.*

## Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$31,800 5 \$400

## Raceway

Conduit 90% 2031 \$3,900 1

Conduit 10% 2041 \* \* 1

## Panelboards

Fused Disc Sw 10% 2030 \$1,000 5

Molded Case Bkrs 80% 2030 \$7,800 5 \$300

Molded Case Bkrs 10% 2039 \* \* 5

## Wiring

Thermoplastic 90% 2031 \$7,900 1

Thermoplastic 10% 2041 \* \* 1

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2029	\$22,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	35%			2031	\$33,800	10	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms And Hallways							
		Explanation : T-8 Lamps							
	HID	60%			2031	\$96,900	10	\$300	
	LED	5%			2036	* *			
	Egress Lighting								
	Exit, Service	100%			2031	\$4,600	1		
	Exterior Lighting								
	HID	30%			2031	\$19,100	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%	Now	\$2,600	2041	* *	1	\$500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Front OfThe Building							
		Explanation : CCTV Surveillance Cameras Not Functioning							
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%	Now	\$7,000	2041	* *	1-3	\$1,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations Not Functioning							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2051	* *	5	\$4,300	
	Conversion Equipment								
	Steam Boiler	100%			2044	* *	1	\$13,800	
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								
	Explanation : Recent Instalation: New Boiler Accessories								
	Terminal Devices								
	Convector/Radiator	20%			2044	* *	1	\$900	
	Fan Coil Unit/Heat	80%			2036	* *	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 5 GARAGE**  
**Asset # : 14758**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2029	\$5,200	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	Exhaust Fans								
	Roof	100%			2031	\$26,500	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater With Tanks								
	Electric	50%			2029	\$11,500	4		
	Gas Fired	50%			2029	\$8,300	2		
	Sanitary Piping								
	Cast Iron	100%	0-2	\$34,400	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Garage Room								
	Explanation : Leaks From Top Floor Bathroom To Garage Room								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BRONX 6 AND 6A GARAGE  
**Address** : 800 EAST 176 STREET @PROSPECT AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0031.000 / 2008 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 83,629 **Project Type** : SANITATION  
**Date of Survey** : 21-Mar-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,702,900	\$1,036,100
Interior Architecture	\$943,300	\$181,800
Electrical	\$208,600	\$840,900
Mechanical	\$609,600	\$2,725,700
Site Enclosure	\$328,200	
Site Pavements	\$1,416,900	
<b>Total</b>	<b>\$5,209,400</b>	<b>\$4,784,500</b>
Importance Code A	\$1,978,100	\$1,137,700
Importance Code B	\$2,407,400	\$3,646,800
Importance Code C	\$823,900	
<b>Total</b>	<b>\$5,209,400</b>	<b>\$4,784,500</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,700			
Interior Architecture	\$16,500		\$17,600	\$2,400
Electrical	\$60,600	\$11,000	\$14,600	\$12,600
Mechanical	\$66,000	\$14,900	\$30,900	\$18,100
Site Enclosure	\$5,300			
Site Pavements	\$14,400			
<b>Total</b>	<b>\$182,600</b>	<b>\$26,000</b>	<b>\$63,100</b>	<b>\$33,100</b>
Importance Code A	\$21,400	\$4,100	\$4,100	\$4,100
Importance Code B	\$125,000	\$21,900	\$58,900	\$29,000
Importance Code C	\$36,200			
<b>Total</b>	<b>\$182,600</b>	<b>\$26,000</b>	<b>\$63,100</b>	<b>\$33,100</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 6 AND 6A GARAGE**  
**Asset # : 2008**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	70%	Now	\$1,006,300	LIFE	**	5	\$29,600	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Facade At East 175th Street							
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Facade Along East 175th Street							
		Diagonal Cracks, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Facade Along East 176th Street							
		Explanation : Visibility Partially Blocked Due To Sidewalk Bridge							
	Metal Coiling Doors	27%	2-4	\$119,000	2047	**	5	\$17,800	
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : East And West Facades							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : East And West Facades							
	Pre-Cast Concrete	3%	4+	\$1,800	LIFE	**	5	\$4,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Windows									
	Aluminum	92%	2-4	\$52,900	2042	**	5	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
	Metal Louvers	8%	2-4	\$1,100	2037	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 40%							
		Location : Throughout							

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	40%	Now	\$69,000	LIFE	* *	5	\$6,400	
	Diagonal Cracks, Extent : Severe, Area Affected : 10% Location : Roof Side Of Extended Height Parapets								
	Masonry: Brick	40%	Now	\$140,900	LIFE	* *	5	\$5,700	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 30% Location : Throughout Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40% Location : Throughout								
	Metal Rail	15%	2-4	\$14,000	2047	* *	5	\$15,200	
	Corrosion/Rusting, Extent : Light, Area Affected : 20% Location : Throughout Deteriorated Finish, Extent : Light, Area Affected : 25% Location : Throughout Other Observation, Extent : Severe, Area Affected : 100% Location : Parapet Railing Explanation : Pitch Pocket Deteriorated								
	Pre-Cast Concrete	5%	2-4	\$2,800	LIFE	* *	5	\$4,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 25% Location : Coping Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping								
Roof									
	Modified Bitumen	95%	2-4	\$51,800	2034	\$1,036,100			
	Seams Open/Split, Extent : Moderate, Area Affected : 5% Location : Various Locations Along Base Flashing								
	Skylight, Metal/Glass	5%	0-2	\$140,200	2054	* *			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Above 175th Street Entrance								
Soffits									
	Stucco Cement	100%	Now	\$122,800	2051	* *	5	\$6,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : 175th Street At West Corner Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 5% Location : Throughout								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$138,100	LIFE	**	5	\$181,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ponding, Extent : Severe, Area Affected : 25%									
Location : Both Garages									
Ceramic Tile	5%			2037	**	5	\$6,400		
Quarry Tile	15%			2047	**	5	\$28,800		
Vinyl Tile	15%	Now	\$207,000	2044	**	3	\$7,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Offices									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%									
Location : Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	50%	4+	\$146,800	LIFE	**	5	\$12,800		
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout Upper Portion Of Garages									
Glass Block	5%			LIFE	**	10	\$1,300		
Glass: Single Pane	5%			LIFE	**	5	\$4,800		
SGFT/Glazed Masonry	40%			LIFE	**	10	\$12,800		
Ceilings									
AcousTileSusp.Lay-In	25%	Now	\$259,600	2047	**	5	\$16,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Second Floor									
Exposed Struc: Steel	75%			LIFE	**	10	\$191,800		
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Garage Area									
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete	50%	0-2	\$5,300	2069	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : East Parking Area									
Masonry: Brick	50%	Now	\$113,000	2054	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Along East 175th Street West Of Garage									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	75%			2069		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Retaining Wall On East And West Side Of Garage							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 25%							
		Location : West Side Of Garage Near Salt Shed							
	Masonry: Brick	25%	Now	\$215,200	2064		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : Along East 175th And 176th Street							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
Site Pavements									
Public Sidewalk									
	Pavers/Stone	100%	Now	\$852,700	2043		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Along East 175th Street							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 80%							
		Location : Throughout East 175th And 176th Street							
		Sinking/Subsiding, Extent : Severe, Area Affected : 2%							
		Location : At East 175th Street Entrance							
		Tripping Hazard, Extent : Severe, Area Affected : 20%							
		Location : East 175th Street							
On-Site Walkways									
	Cast in Place Concrete	50%	2-4	\$700	2047		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : East Parking Lot Islands							
	Pavers/Stone	50%	Now	\$13,700	2049		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Stairs At East 175th Street Entrance							
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Stairs At East 175th Street Entrance							
		Tripping Hazard, Extent : Severe, Area Affected : 20%							
		Location : Stairs At East 175th Street Entrance							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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	
Site Pavements								
Parking/Driveway								
Asphalt	70%	Now	\$492,100	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Potholes, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Side Of Garage</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Side Of Garage</i>								
<i>Explanation : Sink Holes Caused By Underground Pipe Failure, Covered With Steel Plates</i>								
Cast in Place Concrete	30%	Now	\$72,100	2047		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</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%			2044		**	5	\$400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044		**	5	\$400
Raceway								
Conduit	100%			2044		**	1	
Panelboards								
Fused Disc Sw	5%			2042		**	5	\$100
Molded Case Bkrs	95%			2042		**	5	\$2,100
Wiring								
Thermoplastic	100%			2044		**	1	
Motor Controllers								
Locally Mounted	10%			2032	\$10,100		5	\$100
Motor Control Center	90%			2039		**	5	\$2,100
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$2,500
Stand-by Power								
Transfer Switches								
Manual	100%			2044		**	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**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2037	* *	1	\$32,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Maintenance Garage									
Explanation : 100 Kilowatt Rated Capacity									
Batteries									
	Lead/Acid	100%			2027	\$2,400	5	\$3,100	
Fuel Storage									
	Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Under Generator									
Explanation : 160 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	70%			2029	\$405,000	10	\$53,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2029	\$11,600	10	\$1,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mechanics Bay									
	HID	15%			2029	\$145,100	10	\$400	
	LED	13%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2029	\$68,600	10	\$10,100	
	Exit, Battery	50%			2029	\$47,200	10	\$2,800	
Exterior Lighting									
	HID	8%			2029	\$30,500	10		
	Incandescent	8%	Now	\$35,000	2044	* *	2		
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Building Perimeter									
	LED	4%			2039	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	100%	Now	\$153,300	2044	* *	1	\$28,100	
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
	Generic, Digital	100%			2034	\$210,700	1-3	\$53,100	

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	80%			2034	\$17,100	1		
	Interruptible Gas/Dual Fuel	20%			2034	\$37,500	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Oil Tank Rooms								
	Explanation : No. 2 Oil - 1 Tank 10,000 Gallons, 1 Tank 6,000 Gallons								
Conversion Equipment									
	Furnace	40%	Now	\$101,600	2044	* *	1	\$14,900	1
	Abandoned in Place, Extent : Light, Area Affected : 20%								
	Location : Roof - 2 Electric Make-up Air Units, Disconnected								
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Roof Above Garages - Gas Fired Make-up Air Units, Inoperable And Deteriorated, Gas Supply Is Valved Off								
	Furnace	30%			2034	\$76,200	1	\$12,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage								
	Explanation : Ceiling Mounted Gas Fired Space Heaters								
	Furnace	10%			2029	\$25,400	1	\$4,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage								
	Explanation : Ceiling Mounted Gas Fired Space Heaters								
	Hot Water Boiler	20%	2-4	\$173,600	2054	* *	1	\$7,400	
	Corroded, Extent : Light, Area Affected : 20%								
	Location : Bronx 3a Boiler Room - 2 Units								
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Rooms - Safety Valves Leaking								
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Boiler Rooms								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Rooms								
	Explanation : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units								
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$3,600	2033	\$35,700	4	\$800	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Rooms								
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Rooms								
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout Administrative Areas								
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	20%			2032	\$133,600	1	\$5,400	
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout Administrative Areas								
	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**  
**BRONX 6 AND 6A GARAGE**  
**Asset # : 2008**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Electrical	20%			2027	\$90,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Administrative Areas							
		Explanation : Location Noted							
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2042	* *	1		
	No Component	80%							
Conversion Equipment									
	Exterior Pkg Unit - Cooling	16%			2039	* *	2	\$800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof Above Administrative Areas - 2 Units							
	Window/Wall Unit	4%			2029	\$12,400	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Administrative Areas							
		Explanation : Supplemental Cooling							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	Now	\$71,700	LIFE	* *	2-5	\$9,300	
		Needs Cleaning, Extent : Severe, Area Affected : 100%							
		Location : Administrative Areas							
		Unbalanced System, Extent : Severe, Area Affected : 100%							
		Location : Administrative Areas							
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$59,100	
Exhaust Fans									
	Roof	60%			2029	\$95,100	2	\$1,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Roof	40%	Now	\$63,400	2044	* *	2	\$800	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Heat Recovery Ventilator									
	No Component	80%							
	Generic	20%	2-4	\$26,200	2039	* *			
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roof - 2 Units - Deteriorated							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$1,049,000	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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	50%			2033	\$108,400	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Bronx 3a Boiler Room - 1 Unit, 100 Gallons							
	Gas Fired	50%	2-4	\$108,400	2034	\$108,400	2		
		Corroded, Extent : Light, Area Affected : 10%							
		Location : Bronx 6a Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Bronx 6a Boiler Room - 1 Unit, 900 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	**	1-5	\$42,200	
Sprinkler									
	Generic	100%			2034	\$1,129,500	1-2	\$23,400	
Chemical System									
	Dry	100%			2027	\$11,900	1-3	\$59,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gasoline Refill Station							
		Explanation : 15 Square Feet							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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 / 2021  
**Area Sq Ft** : 5,500 **Project Type** : SANITATION  
**Date of Survey** : 21-Mar-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$269,800	\$115,400
<b>Total</b>	<b>\$269,800</b>	<b>\$115,400</b>
Importance Code A	\$269,800	\$115,400
<b>Total</b>	<b>\$269,800</b>	<b>\$115,400</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Interior Architecture	\$21,800			
Electrical	\$12,700	\$200	\$200	\$200
<b>Total</b>	<b>\$34,400</b>	<b>\$200</b>	<b>\$200</b>	<b>\$200</b>
Importance Code B	\$34,400	\$200	\$200	\$200
<b>Total</b>	<b>\$34,400</b>	<b>\$200</b>	<b>\$200</b>	<b>\$200</b>



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

**DEPARTMENT OF SANITATION - 827**  
**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      100%    4+      \$269,800    LIFE      \* \*    5      \$115,400

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

*Location : Above Openings And At Building Corners*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 35%*

*Location : Throughout Exterior Of Walls And Entry Points*

*Staining/Discoloring, Extent : Light, Area Affected : 30%*

*Location : Throughout Exterior*

*Other Observation, Extent : N/A, Area Affected : 50%*

*Location : Interior Surfaces Of The Walls Were Inaccessible Due To Salt Piles*

*Explanation : Inaccessible*

## Interior

## Floors

Cast in Place Concrete      100%      LIFE      \* \*    5      \$43,500

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

*Location : Interior Surface Was Inaccessible Due To Salt Piles*

*Explanation : Inaccessible*

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

## Under 600 Volts

## Raceway

Conduit      100%    0-2      \$2,600    2064      \* \*    1

*Corroded, Extent : Moderate, Area Affected : 100%*

*Location : Front Of The Building*

## Wiring

Thermoplastic      100%      2044      \* \*    1

## Lighting

## Exterior Lighting

LED      20%      2034      \$5,800

No Component      80%

## Alarm

## Security System

Generic      100%    Now      \$10,100    2044      \* \*    1      \$1,800

*Malfunctioning, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

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

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

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



Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 08-Dec-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2212 **Lot** : 1 **BIN** : 1082036

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,698,700	
Interior Architecture	\$1,343,900	\$243,700
Electrical	\$316,700	\$216,900
Mechanical	\$130,400	\$996,200
Site Pavements	\$261,800	
<b>Total</b>	<b>\$3,751,500</b>	<b>\$1,456,800</b>
Importance Code A	\$1,698,700	
Importance Code B	\$1,791,000	\$1,456,800
Importance Code C	\$261,800	
<b>Total</b>	<b>\$3,751,500</b>	<b>\$1,456,800</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$124,200	\$12,300	\$29,400	
Interior Architecture	\$127,100		\$4,700	\$900
Electrical	\$25,600	\$3,300	\$3,300	\$4,400
Mechanical	\$98,400	\$12,900	\$23,300	\$11,200
Site Enclosure	\$17,500			
<b>Total</b>	<b>\$392,800</b>	<b>\$28,600</b>	<b>\$60,700</b>	<b>\$16,500</b>
Importance Code A	\$135,900	\$17,600	\$34,600	\$5,200
Importance Code B	\$146,500	\$11,000	\$24,800	\$11,300
Importance Code C	\$110,400		\$1,200	
<b>Total</b>	<b>\$392,800</b>	<b>\$28,600</b>	<b>\$60,700</b>	<b>\$16,500</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**  
**BRONX DIST.7/8 SANITATION GARAGE**  
**Asset # : 4134**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	20%			2037	**	5	\$58,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$756,500	LIFE	**	5	\$47,000	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Doors And Windows Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 30%							
		Location : All Facades							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Windows							
	Masonry: Granite	3%	Now	\$36,200	LIFE	**	5	\$1,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Building Base At West Facade							
	Masonry: Limestone	2%	Now	\$24,100	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stone Band Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
		Location : Window Sills							
	Metal Coiling Doors	15%	Now	\$245,300	2039	**	5	\$18,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 20%							
		Location : District 8 Garage							
Windows									
	Aluminum	95%	Now	\$697,000	2059	**	5	\$7,500	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Metal Louvers	5%			2043	**	10	\$4,900	

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**  
**BRONX DIST.7/8 SANITATION GARAGE**  
**Asset # : 4134**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	70%			LIFE	**	5-10	\$41,600	
	Metal Panel	10%			2060	**	5	\$3,400	
	Metal Rail	20%			2051	**	5-10	\$31,400	
Roof									
	Modified Bitumen	90%	4+	\$21,600	2042	**			
	Ponding, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Skylight, Plastic	10%			2051	**	1		
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$10,000	
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$185,100	LIFE	**	5	\$243,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Garage Floor And Electrical Room								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
	Location : Wash Bays And Overhead Door Trench Drains								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
	Location : Ground Floor, First Floor								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : District 7 Garage Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%			2037	**	5	\$7,000	
	Quarry Tile	10%			2039	**	5	\$20,900	
	Vinyl Tile	5%	Now	\$187,900	2044	**	3	\$2,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Offices								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Offices								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Offices								

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

**DEPARTMENT OF SANITATION - 827**  
**BRONX DIST.7/8 SANITATION GARAGE**  
**Asset # : 4134**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$2,500	
Concrete Masonry Unit	65%			LIFE	**	5	\$25,700	
Gypsum Board	8%			LIFE	**	5-10	\$6,700	
Gypsum Board	2%			LIFE	**	5-10	\$1,700	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Womens Locker Room And Toilets								
Masonry: Brick	5%	Now	\$46,000	LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Stairwells, Electrical Room And 2nd Floor Corridor								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stairs And Pump Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East And West Stairwells								
SGFT/Glazed Masonry	15%	Now	\$32,600	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Around Windows 2nd Floor								
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$18,100	2039	**	5	\$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	30%	Now	\$611,400	LIFE	**	5	\$6,500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : District 8 Garage								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : District 8 Garage								
Exposed Struc: Steel	55%	Now	\$359,600	LIFE	**			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	7%			LIFE	**	5	\$24,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$4,300	2044	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : North Facade								
Iron Picket	50%	Now	\$9,300	2054	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : East Facade								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Driveway Entry								

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

**DEPARTMENT OF SANITATION - 827**  
**BRONX DIST.7/8 SANITATION GARAGE**  
**Asset # : 4134**

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	Now	\$3,900	2054	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Driveway Ramp</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2039	**				
------------------------	------	--	--	------	----	--	--	--	--

Parking/Driveway

Cast in Place Concrete	100%	Now	\$261,800	2054	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Trench Drains</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2044	**		5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One Main Service Switch Rated At 2,000 Amperes.</i>									

Switchgear / Switchboard

Fused Disc Sw	100%			2044	**		5	\$300	
---------------	------	--	--	------	----	--	---	-------	--

Raceway

Conduit	100%			2044	**		1		
---------	------	--	--	------	----	--	---	--	--

Panelboards

Molded Case Bkrs	100%	2-4	\$3,900	2050	**		5	\$800	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Mechanical Rooms</i>									

Wiring

Thermoplastic	100%			2044	**		1		
---------------	------	--	--	------	----	--	---	--	--

Motor Controllers

Locally Mounted	25%			2039	**		5	\$100	
Motor Control Center	75%			2039	**		5	\$1,200	

Ground

Grounding Devices

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

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**  
**BRONX DIST.7/8 SANITATION GARAGE**  
**Asset # : 4134**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	34%			2029	\$137,400	10	\$18,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2029	\$20,200	10	\$2,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garages							
	HID	60%	0-2	\$243,200	2039	* *			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 60%							
		Location : Garages							
	LED	1%			2042	* *			
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Bronx 8 Showers							
Egress Lighting									
	Emergency, Battery	10%			2042	* *	10	\$1,400	
	Exit, Battery	90%			2034	\$59,300	10	\$3,500	
Exterior Lighting									
	HID	10%			2034	\$26,600	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	90%							
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%	Now	\$73,600	2039	* *	1-3	\$32,700	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Bronx 7 And Bronx 8 Offices							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Furnace	20%	0-2	\$7,100	2034	\$35,500	1	\$5,200	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	Steam Boiler	80%			2047	* *	1	\$46,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Steam Piping/Pump	100%	0-2	\$45,700	2054	**			
Broken, Extent : Moderate, Area Affected : 100%									
Location : Mezzanine. One Compressor Is Not Working									
Terminal Devices									
	Air Handler	50%			2034	\$536,700	1	\$18,100	
	Convactor/Radiator	30%			2047	**	1	\$5,700	
	Fan Coil Unit/Heat	20%	0-2	\$14,100	2034	\$282,800	1	\$3,400	
Not in Service, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor									
Air Conditioning									
Energy Source									
	Electricity	100%			2050	**	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	20%	0-2	\$75,000	2044	**	2	\$600	
Broken, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
	Window/Wall Unit	20%			2029	\$43,200	1		
	No Component	60%							
Heat Rejection									
	Air Cooled Condenser Unit	100%	Now	\$3,300	2034	\$66,100	2	\$32,500	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Roof									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,600	
Exhaust Fans									
	Roof	100%	Now	\$55,300	2034	\$110,700	2	\$1,400	
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : Six Of Ten Units On Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2054	**	1		
	Galvanized Steel	70%			2039	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$33,400	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 120 Gallon Tank									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2034	\$11,400	4	\$1,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**BRONX DIST.7/8 SANITATION GARAGE**  
**Asset # : 4134**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$29,500	
	Sprinkler								
	Generic	100%			2044	* *	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BRONX DISTRICT 5 ADMIN. BLDG.  
**Address** : 1310 CROMWELL AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0067.010 / 14766 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 2,626 **Project Type** : SANITATION  
**Date of Survey** : 10-Oct-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2864 **Lot** : 20 **BIN** : 2117800

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$79,800
<b>Total</b>		<b>\$79,800</b>
Importance Code A		\$79,800
<b>Total</b>		<b>\$79,800</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$43,700	\$300		
Interior Architecture	\$42,200			\$400
Electrical	\$7,600	\$200	\$200	\$200
Mechanical	\$200	\$300	\$500	\$300
Site Pavements	\$33,600			
<b>Total</b>	<b>\$127,300</b>	<b>\$700</b>	<b>\$700</b>	<b>\$900</b>
Importance Code A	\$43,800	\$400	\$100	\$100
Importance Code B	\$49,300	\$300	\$500	\$800
Importance Code C	\$34,200			
<b>Total</b>	<b>\$127,300</b>	<b>\$700</b>	<b>\$700</b>	<b>\$900</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	97%	4+	\$11,800	LIFE	**	5	\$6,900	
	Vegetation Growth, Extent : Moderate, Area Affected : 10% Location : Facade Facing Parking Lot								
	Metal Panel	2%			2041	**	5-10	\$1,000	
	Pre-Cast Concrete	1%			LIFE	**	5	\$200	
Windows									
	Aluminum	100%			2039	**	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Protective Metal Grilles								
Parapets									
	Concrete Masonry Unit	2%			LIFE	**	5		
	Metal Panel	3%			2051	**	5		
	No Component	95%							
Roof									
	Modified Bitumen	100%	Now	\$31,900	2031	\$79,800			
	Ridging, Extent : Moderate, Area Affected : 25% Location : Roof Seams Open/Split, Extent : Moderate, Area Affected : 20% Location : At Stepped Up Parapets And Roof Penetrations Vegetation Growth, Extent : Moderate, Area Affected : 15% Location : South East Corner								
Soffits									
	Metal Panel	100%			2051	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$400	
	Ceramic Tile	5%			2040	**	5	\$200	
	Vinyl Tile	90%	Now	\$28,600	2041	**	3	\$1,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15% Location : Corridors And Kitchen Area Worn/Eroded, Extent : Severe, Area Affected : 40% Location : Throughout								
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$800	
	Glass: Single Pane	3%			LIFE	**	5	\$400	
	Gypsum Board	92%	Now	\$9,900	LIFE	**	5	\$8,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Entrance Lobby								
Ceilings									
	AcousTileSusp.Lay-In	100%	4+	\$3,200	2044	**	5	\$2,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Various Locations Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 15% Location : Front Offices								

**Site Enclosure**

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051		* *		
	Retaining Walls								
	Cast in Place Concrete	100%			2066		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$9,700	2044		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Front At Cromwell Avenue								
	On-Site Walkways								
	Cast in Place Concrete	100%			2044		* *		
	Parking/Driveway								
	Asphalt	100%	Now	\$23,900	2040		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Parking Lot								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Parking Lot								
	Sinking/Subsiding, Extent : Severe, Area Affected : 2%								
	Location : Parking Lot								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Security Desk Area							
		Explanation : No Available Nameplate Rating Capacity							
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$43,800	10	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Exit, Service	100%			2031	\$1,100	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**  
**BRONX DISTRICT 5 ADMIN. BLDG.**  
**Asset # : 14766**

<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>

## Lighting

## Exterior Lighting

HID

30%

2031

\$3,600

10

No Component

70%

## Alarm

## Security System

No Component

80%

Generic

20%

Now

\$1,000

2041

\* \*

1

\$200

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Front Of The Building**Explanation : CCTV Surveillance Cameras Not Functioning*

## Fire/Smoke Detection

Generic, Analog

100%

Now

\$6,600

2041

\* \*

1-3

\$1,500

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Throughout The Building**Explanation : Fire Alarm System Is Not Functional*

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

## Energy Source

Natural Gas

100%

2051

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2044

\* \*

1

\$1,300

## Distribution

Hot Wtr Piping/Pump

100%

2047

\* \*

4

\$100

*Other Observation, Extent : Light, Area Affected : 20%**Location : Boiler Room**Explanation : No.2 Hot Water Circulating Pumps*

## Terminal Devices

Convactor/Radiator

100%

2044

\* \*

1

\$900

## Air Conditioning

## Energy Source

Electricity

100%

2047

\* \*

1

## Conversion Equipment

Exterior Pkg Unit -

Cooling

10%

2036

\* \*

2

No Component

90%

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$1,500

## Exhaust Fans

Roof

100%

2036

\* \*

2

\$100

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2051

\* \*

1

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

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site 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>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
	Water Heater With Tanks							
	Gas Fired	100%		2029	\$16,700	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2036	* *	1	\$200	
	Fixtures							
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BRONX ENFORCEMENT GARAGE  
**Address** : 1787 WEST FARMS ROAD  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0071.000 / 14810 **Yr Built/Renovated** : 1929 / 1973  
**Area Sq Ft** : 32,498 **Project Type** : SANITATION  
**Date of Survey** : 13-Nov-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3015 **Lot** : 58 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$719,700	
Interior Architecture	\$353,400	\$90,400
Electrical	\$142,600	
Mechanical	\$196,700	\$977,100
Site Enclosure	\$92,300	
<b>Total</b>	<b>\$1,504,900</b>	<b>\$1,067,600</b>
Importance Code A	\$719,700	\$276,600
Importance Code B	\$692,800	\$790,900
Importance Code C	\$92,300	
<b>Total</b>	<b>\$1,504,900</b>	<b>\$1,067,600</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$105,300		\$10,600	\$14,900
Interior Architecture	\$207,900			\$600
Electrical	\$32,600	\$300	\$47,800	
Mechanical	\$45,500	\$4,100	\$43,900	\$4,500
Site Enclosure	\$6,500			
<b>Total</b>	<b>\$397,800</b>	<b>\$4,400</b>	<b>\$102,300</b>	<b>\$20,000</b>
Importance Code A	\$108,500	\$3,200	\$13,900	\$18,100
Importance Code B	\$211,200	\$1,200	\$88,400	\$1,900
Importance Code C	\$78,100			
<b>Total</b>	<b>\$397,800</b>	<b>\$4,400</b>	<b>\$102,300</b>	<b>\$20,000</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 ENFORCEMENT GARAGE**  
**Asset # : 14810**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	* *	5	\$3,100	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,000	
	Masonry: Brick	79%	Now	\$388,200	LIFE	* *	5	\$24,100	1
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Front Facade Base									
Graffiti, Extent : Severe, Area Affected : 5%									
Location : North Facade									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Various Locations. All Facades									
Loose/Delam Surface, Extent : Severe, Area Affected : 15%									
Location : Window Heads									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Vertical Cracks, Extent : Severe, Area Affected : 20%									
Location : Corners Of Building									
	Masonry: Granite	1%	Now	\$23,500	LIFE	* *	5	\$200	
Loose Units, Extent : Severe, Area Affected : 10%									
Location : Base Of Door Openings									
	Metal Panel	2%	Now	\$800	2042	* *	5	\$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Side Panels At Rolling Doors									
Deteriorated Finish, Extent : Moderate, Area Affected : 35%									
Location : Jambs At Door Openings. Street Facade									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Door Openings At Street Facade									
Explanation : Component Type Actually Steel Plate									
	Metal Sect. OHD	10%	2-4	\$10,800	2037	* *	5	\$4,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Base Of Doors									
	Pre-Cast Concrete	1%			LIFE	* *	5	\$1,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Aluminum	20%	Now	\$600	2040	* *	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Window Sashes At Stairs And Second Floor									
Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : 2nd Floor Windows									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Windows									
Explanation : Protective Metal Grilles									
	Metal Louvers	5%	Now	\$800	2047	* *			
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : Vents Throughout									
	Steel	75%	Now	\$17,100	2057	* *	5	\$2,400	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Garage Area									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Windows Throughout Garage									
Explanation : Single Pane Windows Well Beyond Useful Life									
Parapets									
	Masonry: Brick	90%	Now	\$48,000	LIFE	* *	5	\$3,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Parapet Walls Above Garage And At Chimney									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : South Parapet Wall Above Garage									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Saturated North Parapet Wall At Garage									
	Masonry: Limestone	7%	Now	\$3,700	LIFE	* *	5	\$400	
Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%									
Location : Coping Above Garage									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Coping Above Garage									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : Coping Above Garage. South Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Coping Above Garage									
	Metal Panel	3%			2052	* *	5	\$500	

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

Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	70%	Now	\$331,500	2042		* *		1
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : North And South Walls Above Garage							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : North And South Walls Above Garage							
		Worn/Eroded, Extent : Severe, Area Affected : 40%							
		Location : Roof Above Garage							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof Above Garage							
		Explanation : Component Type Well Beyond Useful Life							
	Modified Bitumen	25%			2037		* *	10	\$10,400
	Roll Roofing	5%			2028	\$13,200	5	\$3,500	
Soffits									
	Stucco Cement	100%			2030		5		
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$68,700	LIFE		* *	5	\$90,400
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Curbing Throughout, Driveway At Entry Bay, Area Around Trench Drain In Garage							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Partial Basement Area							
	Ceramic Tile	5%	0-2	\$13,400	2035		* *	5	\$1,200
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Locker Rooms							
	Vinyl Tile	10%	Now	\$39,400	2042		* *	3	\$1,800
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout First And Second Floor Offices							

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

Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	7%			LIFE	**			
	Ceramic Tile	3%	Now	\$3,800	2035	**	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Locker Rooms								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Location : 2nd Floor Locker Rooms								
	Concrete Masonry Unit	20%			LIFE	**	5	\$1,900	
	Gypsum Board	7%	Now	\$1,100	LIFE	**	5	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : 1st Floor Offices And 2nd Floor Corridor								
	Masonry: Brick	48%	Now	\$42,000	LIFE	**			
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Garage								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Garage								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Garage								
	Metal Panel	3%			LIFE	**			
	SGFT/Glazed Masonry	12%	Now	\$24,800	LIFE	**			
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Stairwell And Entry Walls								
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$47,400	2052	**	5	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : 2nd Floor Corridor								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : 1st Floor Offices, Female Locker Room								
	Exposed Struc: Concrete	80%	Now	\$284,700	LIFE	**	5	\$6,100	
	Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
	Location : Girders In Garage, Oil Tank Room In Basement								
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Beams Throughout								
	Spalling, Extent : Severe, Area Affected : 15%								
	Location : Girders In Garage And Basement Beams								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Garage, Oil Tank Room, Boiler Room								
	Gypsum Board	5%			LIFE	**	5	\$3,000	
	Plaster	5%	Now	\$36,100	LIFE	**	5	\$1,500	
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : North Stairwell And Front Storage Areas								

Site Enclosure

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

**DEPARTMENT OF SANITATION - 827**  
**BRONX ENFORCEMENT GARAGE**  
**Asset # : 14810**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	2-4	\$92,300	2062		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : North Side Of Building							
		Corrosion/Rusting, Extent : Severe, Area Affected : 40%							
		Location : North Side Of Building							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : North Side Of Building							
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$6,500	2052		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : North And South Perimeter Walls							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : South Wall							
Retaining Walls									
	Masonry: Fieldstone	100%			2052		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2037		* *		
On-Site Walkways									
	Cast in Place Concrete	100%			2037		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$3,700	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 200 Ampere Main Disconnect Switch								
Raceway									
	Conduit	90%			2032	\$3,900	1		
	Conduit	10%	Now	\$400	2062	* *	1		
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Electrical And Boiler Room								
Panelboards									
	Fused Disc Sw	5%			2031	\$1,000	5		
	Molded Case Bkrs	75%			2031	\$14,600	5	\$600	
	Molded Case Bkrs	20%	Now	\$3,900	2057	* *	5	\$100	
	Enclosure Corroded, Extent : Severe, Area Affected : 100%								
	Location : Basement								
Wiring									
	Thermoplastic	100%			2032	\$8,800	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$44,900	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**BRONX ENFORCEMENT GARAGE**  
**Asset # : 14810**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%	Now	\$10,200	LIFE	* *	5	\$500	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Water Main Basement							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2027	\$67,500	10	\$8,900	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%	Now	\$18,000	2042	* *			
		Inadequate Lighting Level, Extent : Severe, Area Affected : 100%							
		Location : Basement And First Floor							
	Fluorescent	30%			2037	* *	10	\$8,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Second Floor							
	HID	20%			2027	\$75,200	10	\$200	
	Exterior Lighting								
	HID	20%			2027	\$29,600	10		
	No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2032	\$72,800	5	\$10,100	
	Conversion Equipment								
	Steam Boiler	100%			2030	\$276,600	1	\$32,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit. Corroded							
Distribution									
	Steam Piping/Pump	100%	Now	\$12,700	2032	\$254,200			
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Vacuum Pump In Basement And Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Vacuum Pump, Basement							
Terminal Devices									
	Convactor/Radiator	45%			2030	\$116,800	1	\$4,700	
	Fan Coil Unit/Heat	25%	0-2	\$19,700	2027	\$196,700	1	\$2,400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Three Of The Units Are Not Working On The 1st Floor.							
	Unit Heater - Steam	30%			2032	\$54,100	4	\$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**  
**BRONX ENFORCEMENT GARAGE**  
**Asset # : 14810**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2027	\$24,000	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork Stainless Steel	30%			LIFE	**			
	No Component	70%							
	Exhaust Fans								
	Roof	20%			2037	**	2	\$200	
	Wall Unit	70%			2027	\$9,600	2	\$700	
	No Component	10%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%	Now	\$4,100	2042	**	1		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Insulation Deteriorated							
	Galvanized Steel	50%	Now	\$4,100	2030	\$202,600	1		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Insulation Deteriorated							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%	Now		2025	\$1,000	4	\$700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Backflow Preventer								
	Not Accessible	100%							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	No Component	80%							
	Generic	20%			2042	**	1-5	\$3,300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$106,400	\$6,156,500
Interior Architecture	\$156,700	\$2,255,500
Electrical	\$602,900	
Mechanical	\$1,417,500	\$1,927,500
Site Pavements	\$56,600	\$2,829,700
<b>Total</b>	<b>\$2,340,100</b>	<b>\$13,169,100</b>
Importance Code A	\$106,400	\$6,156,500
Importance Code B	\$2,177,100	\$4,044,100
Importance Code C	\$56,600	\$2,968,500
<b>Total</b>	<b>\$2,340,100</b>	<b>\$13,169,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$18,800	\$71,900	\$5,000	
Interior Architecture	\$30,600	\$26,900		
Electrical		\$16,800	\$13,900	\$24,700
Mechanical	\$26,200	\$87,500	\$76,700	\$39,600
Site Pavements	\$41,700			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$133,100</b>	<b>\$218,800</b>	<b>\$111,500</b>	<b>\$80,100</b>
Importance Code A	\$22,400	\$75,900	\$8,600	\$3,600
Importance Code B	\$58,600	\$142,900	\$102,900	\$76,500
Importance Code C	\$52,100			
<b>Total</b>	<b>\$133,100</b>	<b>\$218,800</b>	<b>\$111,500</b>	<b>\$80,100</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 1 AND 4 GARAGE**  
**Asset # : 15000**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	**	5	\$193,000		
Metal Panel	8%			2051	**	5-10	\$151,700		
Metal Sect. OHD	20%			2044	**	5	\$172,400		
Weathering Steel	2%			LIFE	**	1			
Other Observation, Extent : Light, Area Affected : 10%									
Location : Varick Avenue Garage Door Steel Jamb Cladding									
Explanation : Minor Rusting At Door Jamb Bases.									
Windows									
Aluminum	75%			2047	**	5	\$10,100		
Metal Louvers	25%			2040	**	10	\$21,000		
Parapets									
Cast Stone/Terra Cotta	10%	0-2	\$13,100	LIFE	**	5	\$28,500		
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout Coping Stone Joints									
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100		
Masonry: Brick	75%			LIFE	**	5	\$27,600		
Metal Panel	5%			2051	**	5	\$7,100		
Metal Rail	5%			2044	**	5-10	\$33,300		
Roof									
Modified Bitumen	90%	4+	\$106,400	2031	\$5,321,000				
Blisters, Extent : Moderate, Area Affected : 5%									
Location : Various Areas									
Skylight, Plastic	10%			2044	**	1			
Soffits									
Fiberglass Panel	33%	Now	\$5,800	2034	\$288,000	5	\$24,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Awnings Over Varick Avenue Garage Entrances									
Metal Panel	37%			2051	**	5-10	\$98,700		
Stucco Cement	30%			2044	**	5	\$29,100		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$39,200		
Ceramic Tile	5%			2040	**	5	\$17,900		
Poured Epoxy/Resin	10%			2029	\$1,959,900				
Sheet Vinyl/Rubber	10%			2036	**	5	\$53,700		
Traffic Topping	70%			2036	**	5	\$313,400		
Interior Walls									
Ceramic Tile	5%			2040	**	5	\$20,900		
Concrete Masonry Unit	83%			LIFE	**	5	\$138,800		
Glass: Single Pane	2%			LIFE	**	5	\$6,300		
Gypsum Board	10%			LIFE	**	5	\$25,100		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 1 AND 4 GARAGE**  
**Asset # : 15000**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$11,200	2044	* *	5	\$17,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : Entry Vestibules							
Exposed Struc: Steel	88%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	\$8,600	
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2051	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Rear Parking Yard							
	Explanation : This Is Actually A Precast Concrete Panel Wall Assembly That Looks Like Concrete Masonry Unit							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	65%	0-2	\$56,600	2034	\$2,829,700			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Rear Parking Area							
Cast in Place Concrete	35%	Now	\$41,700	2044	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Fuel Filler Stations							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2051	* *	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building Wing Bk1 Electrical Room							
	Explanation : 2,500 Ampere Bolted Pressure Switch							
Fused Disc Sw	50%			2051	* *	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building Wing Bk4 Electrical Room							
	Explanation : 2,500 Ampere Bolted Pressure Switch							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 1 AND 4 GARAGE**  
**Asset # : 15000**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	50%		2048		**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Electrical Room							
		Explanation : 500 Kilovolt-ampere Transformer							
	Dry Type	50%		2048		**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Electrical Room							
		Explanation : 500 Kilovolt-ampere Transformer							
Switchgear / Switchboard									
	Fused Disc Sw	50%		2057		**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Electrical Room							
		Explanation : Switchboard MDS 1							
	Fused Disc Sw	50%		2057		**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Electrical Room							
		Explanation : Switchboard MDS 4							
Raceway									
	Conduit	100%		2057		**	1		
Panelboards									
	Molded Case Bkrs	100%		2053		**	5	\$6,300	
Wiring									
	Thermoplastic	100%		2057		**	1		
Motor Controllers									
	Motor Control Center	50%		2048		**	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Utility Closet							
		Explanation : Four Motor Control Centers							
	Motor Control Center	50%		2048		**	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Utility Closet							
		Explanation : Four Motor Control Centers							
Ground									
Grounding Devices									
	Generic	100%		LIFE		**	5	\$3,500	
Lighting									
	Interior Lighting								
	Fluorescent	10%		2039		**	10	\$22,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Office Areas And Corridors							
	HID	90%		2039		**	10	\$7,000	
Egress Lighting									
	Emergency, Battery	50%		2039		**	10	\$28,900	
	Exit, Battery	50%		2039		**	10	\$8,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 1 AND 4 GARAGE**  
**Asset # : 15000**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	100%			2039	**	10	\$700	
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2066	**	5	\$5,800	
Alarm									
	Fire/Smoke Detection								
	Generic, Digital	100%	Now	\$602,900	2039	**	1-3	\$134,100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Facility							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Facility							
		Explanation : Fire Watch Is In Place 24 Hours Per Day							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
Conversion Equipment									
	Hot Water Boiler	30%			2044	**	1	\$35,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : First Floor Mechanical Room							
		Explanation : 12 Units, 6 Units Per Garage							
	No Component	70%							
Distribution									
	Hot Wtr Piping/Pump	30%			2047	**	4	\$3,500	
	No Component	70%							
Terminal Devices									
	Air Handler	40%			2036	**	1	\$59,200	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Garage 1 And Garage 4 Roof							
		Explanation : 18 Units, 9 Units Per Garage							
	Unit Heater - Hot Water	60%			2036	**			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Garage 1 And Garage 4							
		Explanation : Gas Fired Unit Heaters							
Air Conditioning									
	Energy Source								
	Electricity	30%			2047	**	1		
	Natural Gas	70%			2051	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 1 AND 4 GARAGE**  
**Asset # : 15000**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	30%	Now	\$771,000	2031	\$1,927,500	1	\$69,900	
		Other Observation, Extent : Severe, Area Affected : 60% Location : Garage 1 And Garage 4 Roof Explanation : 8 Unit Modules Malfunctioning Per Garage							
	No Component	70%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2051	**	4	\$3,500	
	Ductwork/Diffusers	30%			LIFE	**	2	\$93,400	
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2036	**	1	\$44,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Ground Floor And 2nd Floor Mechanical Room Explanation : 6 Air Handling Units, 3 Per Garage							
	Fan Coil - 4 Pipe	20%			2036	**	1	\$15,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : 3rd Floor Explanation : Perimeter Heating And Cooling							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$20,000	
	No Component	85%							
Exhaust Fans									
	Interior	5%			2036	**	2	\$400	
	Roof	95%			2036	**	2	\$7,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
Water Heater With Tanks									
	Gas Fired	100%	Now	\$300	2026	\$16,700	2		
		Broken, Extent : Severe, Area Affected : 25% Location : One Unit In 1st Floor Mechanical Room Garage 1 Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Garage 1 And 4 Explanation : 4 Units, 2 For Each Garage							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2036	**	1	\$14,700	
Fixtures									
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 1 AND 4 GARAGE**  
**Asset # : 15000**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport Elevators									
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor To 3rd Floor							
		Explanation : 4 Units, 2 For Each Garage							
Fire Suppression Standpipe									
	Generic	100%			2051		* *	1-5	\$120,700
	Sprinkler								
	Generic	100%	Now	\$646,500	2051		* *	1-2	\$58,100
		Controller Not Working, Extent : Severe, Area Affected : 100%							
		Location : Garage 1 And Garage 4							
	Fire Pump								
	Generic	100%			2040		* *	1	\$44,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : **BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11**  
**Address** : **1824 SHORE PARKWAY BAY 41ST ST & 26TH AVE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0036.000 / 122** **Yr Built/Renovated** : **1983 / 2001**  
**Area Sq Ft** : **76,915** **Project Type** : **SANITATION**  
**Date of Survey** : **10-Mar-2021** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **6943** **Lot** : **2** **BIN** : **3378180**

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$1,415,400	\$1,312,700
Interior Architecture	\$959,400	\$158,100
Electrical	\$373,600	\$63,500
Mechanical	\$451,800	\$2,769,700
Site Pavements	\$66,100	
<b>Total</b>	<b>\$3,266,300</b>	<b>\$4,304,000</b>
Importance Code A	\$1,415,400	\$1,312,700
Importance Code B	\$1,784,800	\$2,991,300
Importance Code C	\$66,100	
<b>Total</b>	<b>\$3,266,300</b>	<b>\$4,304,000</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$11,400		\$64,500	
Interior Architecture	\$29,800			\$2,600
Electrical	\$11,600	\$9,100	\$37,300	\$4,700
Mechanical	\$107,400	\$9,700	\$34,000	\$8,400
Site Enclosure	\$9,800			
Site Pavements	\$29,700			
<b>Total</b>	<b>\$199,600</b>	<b>\$18,800</b>	<b>\$135,800</b>	<b>\$15,700</b>
Importance Code A	\$14,800	\$3,400	\$68,000	\$3,400
Importance Code B	\$161,900	\$15,400	\$67,700	\$12,300
Importance Code C	\$22,900			
<b>Total</b>	<b>\$199,600</b>	<b>\$18,800</b>	<b>\$135,800</b>	<b>\$15,700</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**  
**BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11**  
**Asset # : 122**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	60%	Now	\$308,300	LIFE	* *	5	\$72,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Northeast Corner Of Building								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
	Location : All Facades								
	Metal Coiling Doors	14%	Now	\$176,400	2037	* *	5	\$26,400	
	Unit Inoperable, Extent : Moderate, Area Affected : 15%								
	Location : 2 Of 14 Doors Inoperable								
	Metal Coiling Doors	21%			2037	* *	5	\$79,300	
	Window Wall	5%			2042	* *	5	\$22,700	
Windows									
	Aluminum	100%	Now	\$755,300	2057	* *	5	\$8,100	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$11,400	LIFE	* *	5	\$5,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Masonry: Brick Cavity	90%	Now	\$113,400	LIFE	* *	5	\$5,800	
	Loose Units, Extent : Moderate, Area Affected : 25%								
	Location : Above 2nd Floor Offices								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Parapet Walls Above 2nd Floor Offices								
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : Interior Parapet Walls Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : At All Building Corners								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	78%	Now	\$40,900	2032	\$818,900			
	Alligatoring, Extent : Light, Area Affected : 10%							
	Location : Roof Above Garages							
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Roof Above Garages							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Roof Above Garages At Drain Locations							
Modified Bitumen	20%	Now	\$21,000	2032	\$210,000			
	Blisters, Extent : Moderate, Area Affected : 30%							
	Location : Roof Above 2nd Floor Offices							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Roof Above 2nd Floor Offices							
Skylight, Plastic	2%			2030	\$211,400	1		
	Glazing Clouded, Extent : Light, Area Affected : 50%							
	Location : Above 2nd Floor Offices							
Soffits								
Stucco Cement	100%			2037	* *	5	\$27,000	
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	* *	5	\$158,100	
Ceramic Tile	7%			2035	* *	5	\$7,200	
Panel/Paver: Cer/Brk	3%			2040	* *	5	\$7,000	
Vinyl Tile	20%	Now	\$111,400	2037	* *	3	\$7,700	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout Office Areas							
Interior Walls								
Concrete Masonry Unit	55%			LIFE	* *	5	\$9,200	
Gypsum Board	15%	Now	\$1,700	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Corridors							
Masonry: Brick	5%			LIFE	* *			
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$21,000	2037	* *	5	\$12,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Office Areas							
Exposed Struc: Steel	70%	4+	\$848,000	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Garages							
Gypsum Board	5%			LIFE	* *	5	\$6,500	

## Site Enclosure

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

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

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

## Site Enclosure

## Fence/Gates

## Chain Link

100% Now \$9,800 2042 \* \*

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

## Site Pavements

## Public Sidewalk

## Cast in Place Concrete

100% Now \$18,200 2037 \* \*

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

## On-Site Walkways

## Cast in Place Concrete

60% 2037 \* \*

## Pavers/Stone

40% Now \$11,400 2035 \* \*

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

## Parking/Driveway

## Asphalt

100% 0-2 \$66,100 2035 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout Parking Area And Delivery Area*  
*Sinking/Subsiding, Extent : Moderate, Area Affected : 15%*  
*Location : Throughout Parking Area And Delivery Area*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2032 \$7,400 5 \$300

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

## Switchgear / Switchboard

## Fused Disc Sw

100% 2032 \$63,500 5 \$300

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

## Raceway

## Conduit

95% 2032 \$10,300 1

## Conduit

5% 2052 \* \* 1

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



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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2031	\$1,900	5	\$100	
Molded Case Bkrs	95%			2031	\$37,000	5	\$1,900	
Wiring								
Thermoplastic	5%			2052	* *	1		
Thermoplastic	95%			2032	\$21,000	1		
Motor Controllers								
Locally Mounted	20%			2030	\$17,900	5	\$100	
Motor Control Center	80%	0-2	\$8,500	2052	* *	5	\$800	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%								
Location : First Floor Mechanical Room								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : First Floor Mechanical Room								
Explanation : Motor Control Center Covers Missing								
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Generators								
Diesel	100%			2045	* *	1	\$29,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Parking Area								
Explanation : Portable Generator Connected With Temporary Cables As Required								
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$2,900	
Fuel Storage								
Main Tank	100%			2060	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Exterior Parking Lot								
Explanation : 130 Gallon Sub-base Diesel Fuel Tank On Portable Generator								
Lighting								
Interior Lighting								
Fluorescent	50%			2037	* *	10	\$31,600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices And Locker Room								
LED	50%			2040	* *			
Recent Installation, Extent : N/A, Area Affected : 50%								
Location : Garage Area								
Egress Lighting								
Emergency, Battery	5%			2037	* *	10	\$800	
Exit, Service	40%			2032	\$9,100	1		
Exit, Service	10%			2037	* *	1		
No Component	45%							
Exterior Lighting								
HID	90%			2027	\$315,500	10	\$200	
No Component	10%							

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

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

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$58,100

2042

\* \*

1-3

\$12,900

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

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

**Heating**

## Energy Source

Fuel Oil No 2

100%

2042

\* \*

5

\$21,400

## Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$34,100

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

Hot Wtr Piping/Pump

100%

Now

\$29,500

2031

\$147,300

4

\$3,400

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

Convactor/Radiator

20%

Now

\$2,200

2030

\$110,200

1

\$4,000

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

Unit Heater - Hot Water

60%

2027

\$239,600

Unit Heater - Hot Water

20%

2037

\* \*

**Air Conditioning**

## Energy Source

Electricity

100%

2040

\* \*

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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2037	* *	2	\$1,700	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : 2 New Units Installed. 2 Old Units Left Abandoned On Roof.							
	Split Unit	10%			2027	\$159,900			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Operable Unit, Older Units Are Abandoned On The Roof							
	Window/Wall Unit	10%			2025	\$25,500	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$38,500	
	Exhaust Fans								
	Roof	100%	Now	\$52,300	2032	\$130,700	2	\$1,700	
		Not in Service, Extent : Severe, Area Affected : 80%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$43,300	2032	\$865,000	1		
		Not Insulated, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Water Heater With Tanks								
	Oil Fired	100%			2030	\$86,200	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2032	\$188,800			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	\$30,100	1	\$4,200	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	\$310,100	1-5	\$34,800	
	Sprinkler								
	Generic	100%			2032	\$931,400	1-2	\$19,300	
	Chemical System								
	No Component	95%							
	Generic	5%			2027	\$800	1-3	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fuel Islands							
		Explanation : Two Unleaded Stations							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BROOKLYN 11 GARAGE MAINT. SHED QUONSET SHED  
**Address** : 1824 SHORE PARKWAY GRAVES END  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0036.020 / 15217 **Yr Built/Renovated** :  
**Area Sq Ft** : 6,900 **Project Type** : SANITATION  
**Date of Survey** : 08-Jun-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6943 **Lot** : 2 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$12,100			
Interior Architecture		\$3,800		
Electrical	\$100			
Site Enclosure	\$7,400			
<b>Total</b>	<b>\$19,600</b>	<b>\$3,800</b>		
Importance Code A	\$12,100			
Importance Code B	\$100	\$3,800		
Importance Code C	\$7,400			
<b>Total</b>	<b>\$19,600</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**  
**BROOKLYN 11 GARAGE MAINT. SHED QUONSET SHED**  
**Asset # : 15217**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal, Corrugated	90%	2-4	\$10,300	2059	* *	1		
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
		Location : Building Corners							
	Metal Sect. OHD	10%			2050	* *	5	\$3,700	
Roof									
	Metal Panel	90%			2050	* *	10	\$33,300	
	Skylight, Plastic	10%			2050	* *	1		
Interior									
	Floors								
	Asphalt Poured	100%			2046	* *	5	\$7,500	
	Interior Walls								
	Metal Panel	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Walls							
		Explanation : Insulation On Metal Panel							
	Ceilings								
	Metal Panel	100%			LIFE	* *	5	\$17,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ceiling							
		Explanation : Insulation On Metal Panel							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	40%			2068	* *			
	Chain Link	60%	Now	\$7,400	2053	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Gate							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Gate							
Site Pavements									
	On-Site Walkways								
	Asphalt	100%			2042	* *			
	Parking/Driveway								
	Asphalt	100%			2042	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2059	* *	1		
Panelboards								
Molded Case Bkrs	100%			2055	* *	5	\$200	
Wiring								
Thermoplastic	100%			2059	* *	1		

## 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 11 GARAGE MAINT. SHED QUONSET SHED**  
**Asset # : 15217**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	LED	100%			2041		* *		
	Exterior Lighting								
	LED	30%			2041		* *		
	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.*

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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-Oct-2022** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2**  
**Block** : **5480** **Lot** : **42** **BIN** : **3253262**

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$5,325,200	\$426,600
Interior Architecture	\$4,377,100	\$140,200
Electrical		\$758,600
Mechanical	\$1,439,900	\$1,772,600
Site Enclosure	\$58,500	
Site Pavements	\$73,400	
<b>Total</b>	<b>\$11,274,100</b>	<b>\$3,098,000</b>
Importance Code A	\$5,325,200	\$426,600
Importance Code B	\$3,870,300	\$2,671,400
Importance Code C	\$2,078,700	
<b>Total</b>	<b>\$11,274,100</b>	<b>\$3,098,000</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$17,200	\$41,700		
Interior Architecture	\$79,300			\$2,500
Electrical	\$37,600		\$200	\$600
Mechanical	\$146,700	\$6,700	\$11,900	\$7,900
Site Enclosure	\$11,400			
Site Pavements	\$6,600			
<b>Total</b>	<b>\$298,700</b>	<b>\$48,400</b>	<b>\$12,100</b>	<b>\$11,000</b>
Importance Code A	\$30,900	\$44,900	\$3,300	\$3,300
Importance Code B	\$249,900	\$3,400	\$8,900	\$7,700
Importance Code C	\$17,900			
<b>Total</b>	<b>\$298,700</b>	<b>\$48,400</b>	<b>\$12,100</b>	<b>\$11,000</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**  
**BROOKLYN 12 GARAGE MAIN BUILDING**  
**Asset # : 4196**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	83%	Now	\$3,634,600	LIFE	**	5	\$113,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	2%			2060	**	5-10	\$18,700	
	Pre-Cast Concrete	5%	Now	\$144,700	LIFE	**	5	\$22,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Window Sills							
	Wood Overhead Doors	10%	Now	\$381,700	2054	**	5	\$34,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Jambs And Bollards							
		Explanation : Deteriorated Metal, Misaligned							
Windows									
	Steel	100%	Now	\$1,048,100	2059	**	5	\$148,700	
		Air Infiltration, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Single Glazed							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$16,700	
	Masonry: Brick	40%	Now	\$116,200	LIFE	**	5	\$4,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal Panel	5%			2054	**	5	\$2,300	
	Metal Rail	50%			2051	**	5-10	\$106,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Modified Bitumen	100%			2039	* *	10	\$100,500	
Interior									
	Floors								
	Cast in Place Concrete	65%	Now	\$532,300	LIFE	* *	5	\$140,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Main Garage Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Main Garage Area							
	Ceramic Tile	5%	Now	\$27,100	2037	* *	5	\$2,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Steel Plate	10%	Now	\$657,900	LIFE	* *	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : All Stairways							
		Explanation : Rusting And Dilapidated Conditions							
	Vinyl Tile	20%	Now	\$266,000	2044	* *	3	\$7,400	
		Adhesion Failure, Extent : Moderate, Area Affected : 45%							
		Location : 1st Floor And 2nd Floor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 45%							
		Location : 1st Floor And 2nd Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 55%							
		Location : 1st Floor And 2nd Floor							
Interior Walls									
	Concrete Masonry Unit	50%	0-2	\$312,300	LIFE	* *	5	\$27,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Various Locations							
	Masonry: Brick	20%	Now	\$1,518,700	LIFE	* *			
		Vertical Cracks, Extent : Moderate, Area Affected : 40%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Plaster	20%	Now	\$129,400	LIFE	* *	5	\$8,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : 1st And 2nd Floor							
	SGFT/Glazed Masonry	10%	Now	\$59,700	LIFE	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%	Now	\$64,000	2039	* *	5	\$9,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Exposed Struc: Concrete	58%	Now	\$836,800	LIFE	* *	5	\$8,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Main Garage Area							
	Exposed Struc: Steel	20%			LIFE	* *	10	\$39,400	
	Metal Panel	2%	Now	\$12,800	LIFE	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Bathroom							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Bathroom							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	10%			2054	* *			
	Chain Link	25%	Now	\$11,400	2044	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : North Side Of Parking Area							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	65%	Now	\$58,500	2064	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Rear Yard Fence							
		Explanation : Emergency Hazardous Condition, Damaged Brick Wall, Ready To Collapse.							
	Free Standing Walls								
	Cast in Place Concrete	80%			2069	* *			
	Cast in Place Concrete	20%			2054	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2054	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$73,400	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Driveway Apron							
	On-Site Walkways								
	Asphalt	50%			2047	* *			
	Cast in Place Concrete	50%	Now	\$6,600	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Perimeter							
	Parking/Driveway								
	Asphalt	100%			2037	* *			

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$7,400	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	\$63,500	5	\$300	
	Raceway								
	Conduit	90%			2034	\$9,700	1		
	Conduit	10%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2033	\$3,900	5	\$200	
	Molded Case Bkrs	60%			2033	\$23,400	5	\$1,000	
	Molded Case Bkrs	30%	2-4	\$11,700	2059	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Obsolete Panelboard							
	Wiring								
	Thermoplastic	90%			2034	\$19,900	1		
	Thermoplastic	10%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2032	\$62,800	5	\$400	
	Locally Mounted	20%	2-4	\$9,400	2051	* *	5		
		Aged Component, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe. Point Of Contact Is Not Visible. Covered With Insulations.							
Lighting									
	Interior Lighting								
	Fluorescent	25%			2029	\$114,200	10	\$15,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : T-8 Lamps							
	HID	60%			2029	\$458,000	10	\$1,300	
	LED	15%			2042	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout 1st Floor							
		Explanation : Location Noted							
	Egress Lighting								
	Exit, Service	100%			2029	\$21,800	1		

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

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

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

## Lighting

## Exterior Lighting

HID	12%			2034	\$36,100	10			
HID	8%			2029	\$24,100	10			
No Component	80%								

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

## Heating

## Energy Source

Interruptible Gas/Dual Fuel	100%			2044		* *	1		
-----------------------------	------	--	--	------	--	-----	---	--	--

## Conversion Equipment

Hot Water Boiler	100%	Now	\$13,700	2039		* *	1	\$29,400	
------------------	------	-----	----------	------	--	-----	---	----------	--

*Not in Service, Extent : Severe, Area Affected : 50%*

*Location : No.1 Unit.*

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

*Location : 1st Floor Boiler Room*

*Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump	30%	0-2	\$25,400	2042		* *	4	\$1,000	
---------------------	-----	-----	----------	------	--	-----	---	---------	--

*Broken, Extent : Severe, Area Affected : 30%*

*Location : Circulating Pump, Boiler Room*

*Corroded, Extent : Severe, Area Affected : 50%*

*Location : Throughout*

*Insul. Deteriorating, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

Hot Wtr Piping/Pump	70%			2033	\$98,700		4	\$3,400	
---------------------	-----	--	--	------	----------	--	---	---------	--

## Terminal Devices

Air Handler	40%	Now	\$194,100	2034	\$485,200		1	\$14,700	
-------------	-----	-----	-----------	------	-----------	--	---	----------	--

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

*Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects*

*On Extended Life, Extent : Severe, Area Affected : 100%*

*Location : Second Floor Mechanical Room*

*Unit Inoperable, Extent : Severe, Area Affected : 100%*

*Location : 2nd Floor Mechanical Room*

Convactor/Radiator	20%	0-2	\$10,500	2032	\$105,400		1	\$3,800	
--------------------	-----	-----	----------	------	-----------	--	---	---------	--

*Corroded, Extent : Severe, Area Affected : 20%*

*Location : Various Locations*

Unit Heater - Hot Water	20%			2039		* *			
-------------------------	-----	--	--	------	--	-----	--	--	--

Unit Heater - Hot Water	20%	4+	\$38,200	2044		* *			
-------------------------	-----	----	----------	------	--	-----	--	--	--

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

*Location : 1st Floor Garage*

*Explanation : Extended Life Time Units*

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Pneumatic	100%			2028	\$1,245,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2032	\$48,800	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	0-2	\$5,700	LIFE	**	2-5	\$3,700	
		Damaged, Extent : Moderate, Area Affected : 2% Location : Rear Of 1st Floor Garage							
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$52,400	
Exhaust Fans									
	Interior	70%	Now	\$20,000	2044	**	2	\$1,100	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects On Extended Life, Extent : Moderate, Area Affected : 100% Location : Second Floor Mechanical Room							
	Roof	30%			2034	\$37,500	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%	Now	\$8,300	2044	**	1		
		Corroded, Extent : Moderate, Area Affected : 20% Location : Water Main Valves And Piping In Boiler Room							
	Brass/Copper	95%			2034	\$786,500	1		
Water Heater With Tanks									
	Electric	50%			2029	\$46,200	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : Two 30 Gallons Units							
	Gas Fired	50%			2029	\$33,400	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One 120 Gallons Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%	0-2	\$2,000	2029	\$2,000	4	\$1,400	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement							
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.

**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>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</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%		2034	\$296,800	1-5	\$34,500	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BROOKLYN 12 GARAGE O.A.U. OFFICE  
**Address** : 56-02 19 AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0053.020 / 4461 **Yr Built/Renovated** :  
**Area Sq Ft** : 10,000 **Project Type** : SANITATION  
**Date of Survey** : 13-Oct-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 5494 **Lot** : 89 **BIN** : 3328495

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$222,100	
Interior Architecture	\$121,900	
Electrical		\$116,700
Mechanical		\$54,300
Site Pavements	\$468,400	
<b>Total</b>	<b>\$812,400</b>	<b>\$170,900</b>
Importance Code A	\$222,100	
Importance Code B	\$66,600	\$170,900
Importance Code C	\$523,800	
<b>Total</b>	<b>\$812,400</b>	<b>\$170,900</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$17,500			
Interior Architecture	\$71,000		\$400	\$1,500
Electrical	\$36,600			\$100
Mechanical	\$14,400	\$800	\$1,300	\$800
Site Enclosure	\$8,000			
Site Pavements	\$2,900			
<b>Total</b>	<b>\$150,400</b>	<b>\$800</b>	<b>\$1,700</b>	<b>\$2,500</b>
Importance Code A	\$18,000	\$500	\$500	\$500
Importance Code B	\$76,800	\$400	\$1,200	\$2,000
Importance Code C	\$55,600			
<b>Total</b>	<b>\$150,400</b>	<b>\$800</b>	<b>\$1,700</b>	<b>\$2,500</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 O.A.U. OFFICE**  
**Asset # : 4461**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Stucco Cement	100%	Now	\$222,100	2039	**	5	\$25,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Windows								
	Aluminum	100%	Now	\$17,500	2042	**	5	\$900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Roof								
	Single Ply Membrane	100%			2039	**	10	\$30,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Surveyor Unable To Access Roof							
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$6,300	
	Ceramic Tile	5%			2037	**	5	\$700	
	Vinyl Tile	85%	Now	\$66,600	2039	**	3	\$4,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Interior Walls								
	Cast in Place Concrete	5%			LIFE	**	10	\$2,800	
	Gypsum Board	90%	Now	\$55,300	LIFE	**	5	\$12,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Brick	5%	0-2	\$41,800	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Explanation : Masonry Walls Leaking, Flooding In Basement							
	Ceilings								
	AcousTileSusp.Lay-In	95%	Now	\$22,400	2039	**	5	\$6,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Exposed Struc: Concrete	5%			LIFE	**	5-10	\$900	
Site Enclosure									

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	Now		2054		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Wall Copings							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Wall Copings							
Chain Link	35%	Now	\$2,200	2044		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Front Gates							
Concrete Masonry Unit	30%	Now	\$800	2044		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : West Wall							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : West Wall							
Masonry: Brick	30%	Now	\$5,000	2044		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : North Wall At Entry Gate							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : North Wall At Entry Gate							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Retaining Walls								
Cast in Place Concrete	100%			2054		* *		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039		* *		
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,900	2039		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Building Perimeter On North Side							
Parking/Driveway								
Asphalt	100%	Now	\$468,400	2037		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Parking, Motorpool Area							
	Explanation : Worn And Eroded							

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$7,400	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Womens Locker Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2034	\$15,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2033	\$19,500	5	\$300	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$45,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$100	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2029	\$116,700	10	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	30%	2-4	\$20,000	2044	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exterior Lighting								
	HID	10%			2029	\$4,600	10		
	No Component	90%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2044	* *	5	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : Two 500 Gallon Tanks							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2039	**	1	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$1,100	2033	\$21,400	4	\$500	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
Terminal Devices									
	Convactor/Radiator	100%			2039	**	1	\$3,200	
Controls									
	Electrical	100%			2029	\$54,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2032	\$29,600	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$5,300	
	No Component	40%							
Exhaust Fans									
	Roof	10%	Now	\$1,900	2044	**	2		
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Roof	50%			2034	\$9,500	2	\$200	
	Wall Unit	10%			2029	\$400	2		
	No Component	30%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$2,500	2044	**	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Water Main							
Water Heater With Tanks									
	Gas Fired	100%			2033	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 50 Gallons Unit							
Sanitary Piping									
	Cast Iron	100%	Now	\$6,200	LIFE	**	1		
		Cracked, Extent : Severe, Area Affected : 3%							
		Location : Behind The Boiler At Basement.							
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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : **BROOKLYN 16 GARAGE**  
**Address** : **922 GEORGIA AVE. BTWN: WORTMAN AVE. - COZINE AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0055.000 / 4198** **Yr Built/Renovated** : **1940 / 2010**  
**Area Sq Ft** : **43,800** **Project Type** : **SANITATION**  
**Date of Survey** : **27-Jan-2023** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **4388** **Lot** : **28** **BIN** : **3256631**

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$1,909,000	\$163,700
Interior Architecture	\$1,650,100	\$161,400
Electrical		\$56,100
Mechanical		\$1,571,700
Site Pavements	\$66,000	
<b>Total</b>	<b>\$3,625,000</b>	<b>\$1,953,000</b>
Importance Code A	\$1,909,000	\$163,700
Importance Code B	\$1,286,700	\$1,789,200
Importance Code C	\$429,300	
<b>Total</b>	<b>\$3,625,000</b>	<b>\$1,953,000</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$63,200		\$3,000	
Interior Architecture	\$175,600			\$1,100
Electrical	\$600		\$300	\$400
Mechanical	\$19,600	\$7,100	\$42,500	\$5,300
Site Enclosure	\$25,700			
Site Pavements	\$49,400			
<b>Total</b>	<b>\$334,100</b>	<b>\$7,100</b>	<b>\$45,700</b>	<b>\$6,900</b>
Importance Code A	\$67,300	\$4,100	\$7,100	\$4,100
Importance Code B	\$206,800	\$3,000	\$38,600	\$2,700
Importance Code C	\$60,000			
<b>Total</b>	<b>\$334,100</b>	<b>\$7,100</b>	<b>\$45,700</b>	<b>\$6,900</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**  
**BROOKLYN 16 GARAGE**  
**Asset # : 4198**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	55%	Now	\$635,500	LIFE	* *	5	\$26,300	1
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		Location : All Facades							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : South And West Facade							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%							
		Location : At Window Openings							
		Spalling, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 30%							
		Location : Chimney, All Four Corners And Throughout							
	Metal Coiling Doors	20%	Now	\$199,800	2039	* *	5	\$15,000	
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 15%							
		Location : Speed Doors							
	Pre-Cast Concrete	5%	Now	\$67,900	LIFE	* *	5	\$7,800	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Window Sills							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
		Location : Thoroughout							
	Wood Overhead Doors	20%	Now	\$268,600	2054	* *	5	\$23,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Not Insulated, Extent : Moderate, Area Affected : 100%							
		Location : All Doors							
		Split/Cracked, Extent : Severe, Area Affected : 25%							
		Location : All Doors							
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : Bay 1 West 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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Metal Louvers	5%			2037	* *	10	\$3,000	
	Steel	95%	Now	\$668,100	2059	* *	5	\$56,900	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Transom Windows								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : 2nd Floor Locker Rooms								
Parapets									
	Masonry: Brick	25%			LIFE	* *	5-10	\$27,800	
	Metal Panel	15%			2060	* *	5	\$9,400	
	Metal Rail	60%			2051	* *	5-10	\$176,000	
Roof									
	Modified Bitumen	100%	4+	\$34,800	2042	* *			
	Blisters, Extent : Light, Area Affected : 2%								
	Location : Roof								
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$1,226,000	LIFE	* *	5	\$161,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Drains Clogged, Extent : Severe, Area Affected : 10%								
	Location : At Wash Bay								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Floor Drains								
	Worn/Eroded, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Mosaic Tile	5%	Now	\$19,900	2039	* *	5	\$5,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Toilets And Showers On 2nd Floor								
	Vinyl Tile	10%	Now	\$46,800	2044	* *	3	\$3,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Electrical Room, Lunch Room, 2nd Floor And Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Electrical Room, Lunch Room, Locker Rooms And Offices								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$2,900	2037	**	5	\$500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Toilets And Showers On 2nd Floor							
	Concrete Masonry Unit	25%	Now	\$24,900	LIFE	**	5	\$2,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Storage Rooms							
	Masonry: Brick	45%	Now	\$363,300	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Throughout Paint Peeling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Plaster	25%	Now	\$6,400	LIFE	**	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Stairs Paint Peeling, Extent : Moderate, Area Affected : 20% Location : Locker Rooms							
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$28,200	2039	**	5	\$4,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : Electrical Room, Office, Corridor And Lounge Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : Electrical Room, Office, Corridor And Lounge							
	Exposed Struc: Concrete	40%			LIFE	**	5-10	\$43,400	
	Exposed Struc: Steel	35%			LIFE	**	10	\$60,800	
		Paint Peeling, Extent : Light, Area Affected : 30% Location : Throughout Garage							
	Metal Panel	15%	Now	\$8,400	LIFE	**	5	\$16,300	
		Misaligned/Bulging, Extent : Light, Area Affected : 5% Location : 2nd Floor Lockers							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$25,700	2044	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Parking Lot Impact Damage, Extent : Moderate, Area Affected : 10% Location : Concrete Base, East Side Of North Lot							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$49,400	2039	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 25% Location : Throughout							

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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

## Site Pavements

## Parking/Driveway

## Asphalt

80% 0-2 \$66,000 2037 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 10%**Location : Parking Lot And Driveway*

## Cast in Place Concrete

20% 2039 \* \*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2034 \$3,700 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Switches Rated At 1,200 Amperes And 800 Amperes*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2034 \$31,800 5 \$200

## Raceway

## Conduit

90% 2034 \$3,900 1

## Conduit

10% 2044 \* \* 1

## Panelboards

## Fused Disc Sw

10% 2033 \$1,900 5 \$100

## Fused Disc Sw

5% 2042 \* \* 5 \$100

## Molded Case Bkrs

65% 2033 \$12,700 5 \$800

## Molded Case Bkrs

20% 2042 \* \* 5 \$200

## Wiring

## Thermoplastic

90% 2034 \$7,900 1

## Thermoplastic

10% 2044 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2032 \$56,100 5 \$300

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$1,300

## Lighting

## Interior Lighting

## LED

100% 2042 \* \*

## Egress Lighting

## Emergency, Battery

50% 2042 \* \* 10 \$5,300

## Exit, Battery

50% 2034 \$24,700 10 \$1,500

## Exterior Lighting

## LED

20% 2042 \* \*

## No Component

80%

## Lightning Protection

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

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

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

Lightning Protection  
 Arresters/Cabling  
 Generic

100% 2049 \* \* 5 \$1,700

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

Heating

Energy Source

Natural Gas

10%

2044

\* \*

1

Interruptible Gas/Dual

90%

2044

\* \*

1

Fuel

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

*Location : One 10,000 Gallon Tank*

*Explanation : Buried Tanks*

Conversion Equipment

Furnace

10%

2039

\* \*

1

\$2,200

*Other Observation, Extent : Light, Area Affected : 10%*

*Location : Garage*

*Explanation : 2 Gasoline Fire Modine Heaters*

Steam Boiler

90%

2039

\* \*

1

\$39,000

*Other Observation, Extent : Moderate, Area Affected : 90%*

*Location : Boiler Room*

*Explanation : One Unit*

Distribution

Central Plant Steam

90%

2034

\$1,082,600

4

\$2,900

Piping/Pmp

No Component

10%

Terminal Devices

Convactor/Radiator

25%

2032

\$87,500

1

\$3,500

Unit Heater - Steam

65%

2039

\* \*

4

\$2,600

*Other Observation, Extent : Light, Area Affected : 1%*

*Location : Garage Ceiling*

*Explanation : 4 Condemned Air Handling Units And 4 Condemned Fan Coil Units Need To Be Removed*

No Component

10%

Controls

Electrical

100%

2029

\$237,800

*Malfunctioning, Extent : Moderate, Area Affected : 50%*

*Location : 1st Floor And 2nd Floor*

Air Conditioning

Energy Source

Electricity

100%

2042

\* \*

1

Conversion Equipment

Window/Wall Unit

20%

2027

\$32,400

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**  
**BROOKLYN 16 GARAGE**  
**Asset # : 4198**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Garage									
Explanation : Not Used For Long Time									
Exhaust Fans									
	Interior	20%			2029	\$37,900	2	\$300	
	Roof	20%			2034	\$16,600	2	\$300	
	No Component	60%							
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2044	**	1		
	Galvanized Steel	30%			2032	\$163,800	1		
Water Heater With Tanks									
	Electric	50%			2032	\$23,100	4		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 90 Gallon Unit									
	Gas Fired	50%			2032	\$16,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Leaking Faucets/Valves/Heads, Extent : Severe, Area Affected : 5%									
Location : 2nd Floor Mens Bathroom									
Leaking Connections, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Leaking Back To Back Shower									
Fire Suppression									
Standpipe									
	Generic	100%			2044	**	1-5	\$22,100	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : **BROOKLYN 17/18 SANITATION GARAGE**  
**Address** : **105-01 FOSTER AVE. / AVE. D AND FOSTER AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0040.000 / 4136** **Yr Built/Renovated** : **1991 / 1998**  
**Area Sq Ft** : **171,164** **Project Type** : **SANITATION**  
**Date of Survey** : **14-Jul-2020** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **5426** **Lot** : **1** **BIN** : **3378181**

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$7,629,700	\$149,500
Interior Architecture	\$2,363,600	\$1,079,000
Electrical	\$157,400	\$1,768,700
Mechanical	\$183,300	\$3,056,200
Site Pavements	\$171,800	\$2,199,900
<b>Total</b>	<b>\$10,505,800</b>	<b>\$8,253,400</b>
Importance Code A	\$7,629,700	\$591,600
Importance Code B	\$2,358,300	\$5,373,000
Importance Code C	\$517,800	\$2,288,800
<b>Total</b>	<b>\$10,505,800</b>	<b>\$8,253,400</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$14,400			
Interior Architecture	\$92,000			\$1,600
Electrical	\$11,300	\$19,200	\$3,800	\$4,800
Mechanical	\$88,500	\$73,600	\$33,900	\$16,200
Site Enclosure	\$13,800			
Site Pavements	\$33,400			
<b>Total</b>	<b>\$253,500</b>	<b>\$92,800</b>	<b>\$37,700</b>	<b>\$22,600</b>
Importance Code A	\$29,900	\$8,800	\$8,500	\$8,500
Importance Code B	\$176,400	\$84,000	\$29,200	\$14,100
Importance Code C	\$47,300			
<b>Total</b>	<b>\$253,500</b>	<b>\$92,800</b>	<b>\$37,700</b>	<b>\$22,600</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 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	\$992,900	LIFE	* *	5	\$58,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Various Locations, West Facade, Above And Around Door Openings								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Corners At 2nd Story Towers								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Story Walls Flanking Garages								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations, West Facade, Above And Flanking Of Door Openings								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
	Location : Around Over Head Door Openings								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
	Location : Above Overhead Doors								
	Caulking Deteriorated, Extent : Severe, Area Affected : 15%								
	Location : Corners At 2nd Story Towers								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Where 2nd Story Towers Meet Garage Roof Line. Both Sides								
	Metal Coiling Doors	50%	Now	\$608,700	2036	* *	5	\$91,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : East And West Facades								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : East And West Facades								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : 18 Garage On 105th Street								
Windows									
	Aluminum	100%	Now	\$128,400	2047	* *	5	\$3,400	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Both Sides								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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									
Parapets									
	Cast Stone/Terra Cotta	30%	Now	\$338,100	LIFE	* *	5	\$36,900	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Crazing, Extent : Severe, Area Affected : 30%								
	Location : Above Garages And 2nd Floor Roofs								
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
	Location : North East Corner. 2nd Story Roof								
	Miss/Damaged Copings, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Low Parapet Walls Above Garages								
	Concrete Masonry Unit	15%	Now	\$14,400	LIFE	* *	5	\$2,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Interior Face								
	Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
	Location : Below Coping Stone, Throughout								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : Interior Parapet Wall, Throughout								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : 17 Through 18 Parapet Above Offices								
	Explanation : Flashing Damaged And Missing								
	Masonry: Brick Cavity	15%	Now	\$101,700	LIFE	* *	5	\$2,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : At Corners Of 2nd Story Roofs								
	Efflorescence, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Location : Exterior Parapet Walls Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : 2nd Floor Roof On South West Corner								
	No Component	40%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Over Garage Roof								
	Explanation : No Parapet, Needs Guard Rail								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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									
Roof									
	Built-Up (BUR)	95%	Now	\$5,201,900	2041		* *		1
		<i>Blisters, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Over Garage Floor</i>							
		<i>Deflection Evident, Extent : Severe, Area Affected : 5%</i>							
		<i>Location : At Exhaust Hood Penetration And Ladder To Upper Roof, Garage 17 And 18</i>							
		<i>Expansion Joint Failure, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Over Garage Floor</i>							
		<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : 2nd Story Roofs</i>							
		<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%</i>							
		<i>Location : Garage 18</i>							
		<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Over Garage Floor</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Above Conduit Box At Garage 17, Garage Ceilings Throughout, Offices</i>							
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Over Garage Floor</i>							
	Skylight, Plastic	5%	Now	\$258,100	2036		* *	1	
		<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Garage 18</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : 17 To 18 Garage Stairwell</i>							

Interior

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

Maintenance \$ are aggregated over a ten-year period. Site 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
Interior								
Floors								
Cast in Place Concrete	76%	Now	\$808,700	LIFE	* *	5	\$425,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Garage Floors								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Back Up From Oil Seperator Floods Garage Regularly								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Both Garages Which Receive Back Up From Oil Seperator.								
Explanation : Floor Drains Dysfunctional								
Ceramic Tile	4%			2034	\$564,300	5	\$10,200	
Quarry Tile	10%	Now	\$49,700	2036	* *	5	\$19,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Office Entry								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairwells 17 To 18 Garage								
Sheet Vinyl/Rubber	5%	Now	\$16,400	2041	* *	5	\$9,600	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Office Corridors								
Seams Open/Split, Extent : Severe, Area Affected : 25%								
Location : Office Corridors								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Office Corridors								
Vinyl Tile	5%	Now	\$25,900	2041	* *	3	\$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor Offices								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor Offices								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout 1st Floor Offices								
Interior Walls								
Concrete Masonry Unit	80%	Now	\$407,800	LIFE	* *	5	\$88,800	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Office Walls Facing Garages. Water From Roof Above								
SGFT/Glazed Masonry	20%			LIFE	* *			

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

Maintenance \$ are aggregated over a ten-year period. Site 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	
Interior									
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$124,800	2051	**	5	\$19,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Office, Locker Room And Corridors</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
Exposed Struc: Steel	85%	Now	\$1,022,300	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 In Garage 17 And Throughout</i>									
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$13,800	2041	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 105th Street And Parking Lot</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$61,800	2036	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Garage Entry 105th Street</i>									
Parking/Driveway									
Asphalt	90%	Now	\$110,000	2034	\$2,199,900				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Parking Lot</i>									
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Parking Lot</i>									
Cast in Place Concrete	10%	Now	\$33,400	2036	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Parking Lot</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Parking Lot</i>									

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2041	* *	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five Vertical Sections							
	Raceway								
	Conduit	80%			2041	* *	1		
	Conduit	20%			2031	\$5,200	1		
	Panelboards								
	Fused Disc Sw	5%			2039	* *	5	\$200	
	Molded Case Bkrs	85%			2039	* *	5	\$3,800	
	Molded Case Bkrs	10%			2030	\$7,800	5	\$500	
	Wiring								
	Thermoplastic	90%			2041	* *	1		
	Thermoplastic	10%			2031	\$5,300	1		
	Motor Controllers								
	Locally Mounted	15%			2029	\$33,700	5	\$200	
	Motor Control Center	85%			2036	* *	5	\$4,000	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$2,500	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Garage 17							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	\$355,300	10	\$47,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$118,400	10	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Repair Shops							
		Explanation : T-5 Lamps							
	HID	50%			2031	\$989,800	10	\$2,800	
	LED	10%			2039	* *			
	Egress Lighting								
	Emergency, Battery	40%			2031	\$112,200	10	\$16,500	
	Emergency, Battery	10%			2026	\$28,100	10	\$4,100	
	Exit, Service	35%			2031	\$19,800	1		
	Exit, Service	15%			2026	\$8,500	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 17/18 SANITATION GARAGE**  
**Asset # : 4136**

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

**Lighting**

## Exterior Lighting

HID	15%			2031	\$117,000	10		\$100	
LED	15%			2039	* *				
No Component	70%								

**Alarm**

## Security System

No Component	85%								
Generic	15%			2031	\$47,100	1		\$9,600	

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

## Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%	Now	\$129,400	2041	* *	1-3		\$28,800	

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways**Explanation : Fire Alarm System Is Not Functional.*

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

**Heating**

## Energy Source

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

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

## Conversion Equipment

Furnace	45%			2031	\$234,000	1		\$38,100	
---------	-----	--	--	------	-----------	---	--	----------	--

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

Furnace	40%	0-2	\$10,400	2031	\$208,000	1		\$30,500	
---------	-----	-----	----------	------	-----------	---	--	----------	--

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

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

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

## Distribution

Hot Wtr Piping/Pump	15%			2039	* *	4		\$1,300	
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**  
**BROOKLYN 17/18 SANITATION GARAGE**  
**Asset # : 4136**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	15%			2029	\$205,000	1	\$8,300	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%	0-2	\$9,200	2026	\$183,300	2	\$800	
		Broken, Extent : Moderate, Area Affected : 15% Location : 1 Compressor; Roof Of District 18 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Inefficient Units							
	Exterior Pkg Unit - Cooling	10%			2039	* *	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outside Of Garage 18 Explanation : 1 Unit. R-410a							
	Window/Wall Unit	5%			2026	\$31,700	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$95,400	
	Exhaust Fans								
	Roof	30%	0-2	\$48,700	2041	* *	2	\$1,300	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof							
	Roof	40%			2036	* *	2	\$2,100	
	Roof	30%			2031	\$97,300	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
	Sanitary Piping								
	Cast Iron	10%	0-2	\$4,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Water Backup On Garage Floor South East Corner Of Garage 17.							
	Cast Iron	90%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</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%		2041	* *	1-5	\$86,300	
	Sprinkler							
	Generic	100%		2031	\$2,311,800	1-2	\$47,900	
	Chemical System							
	Dry	1%		2026	\$200	1-3	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Fuel Station</i>						
		<i>Explanation : 1 Set</i>						
	No Component	99%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$2,801,000	\$176,300
Interior Architecture	\$421,700	\$866,800
Electrical	\$276,600	\$175,700
Mechanical	\$542,500	\$587,800
Site Pavements	\$272,900	
<b>Total</b>	<b>\$4,314,700</b>	<b>\$1,806,600</b>
Importance Code A	\$2,801,000	\$176,300
Importance Code B	\$1,456,600	\$1,550,200
Importance Code C	\$57,100	\$80,100
<b>Total</b>	<b>\$4,314,700</b>	<b>\$1,806,600</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$29,200			
Interior Architecture	\$165,200			\$3,400
Electrical	\$1,200	\$35,500	\$1,500	\$2,000
Mechanical	\$46,500	\$79,600	\$19,300	\$7,800
Site Pavements	\$16,700			
<b>Total</b>	<b>\$258,800</b>	<b>\$115,100</b>	<b>\$20,900</b>	<b>\$13,200</b>
Importance Code A	\$33,300	\$4,200	\$4,000	\$4,000
Importance Code B	\$164,300	\$110,800	\$16,800	\$9,200
Importance Code C	\$61,200			
<b>Total</b>	<b>\$258,800</b>	<b>\$115,100</b>	<b>\$20,900</b>	<b>\$13,200</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 7/10 GARAGE**  
**Asset # : 2790**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%	4+	\$518,200	LIFE	* *	5	\$64,400	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 15%							
		Location : Building Corners And Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	5%	Now	\$9,300	2041	* *	5	\$13,400	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Coiling Doors	50%	Now	\$746,700	2036	* *	5	\$111,900	
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$179,000	2047	* *	5	\$9,600	
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Masonry: Brick	60%	2-4	\$112,800	LIFE	* *	5	\$4,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Trhoughout							
		Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	40%	2-4	\$20,000	2044	* *	5	\$21,600	
		Deformed/Dented, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%	Now	\$1,244,300	2041	* *			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	70%	Now	\$142,300	LIFE	* *	5	\$187,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Ceramic Tile	3%			2034	\$202,100	5	\$3,700	
	Steel Grating	5%	Now	\$206,900	2051	* *	1		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Vinyl Tile	22%	Now	\$72,600	2036	* *	3	\$10,100	
		Adhesion Failure, Extent : Moderate, Area Affected : 40%							
		Location : Various Locations, Corridors, Cafeteria							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout, Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 80%							
		Location : Throughout, Corridors, Cafeteria, Lockers							
Interior Walls									
	Ceramic Tile	3%	Now	\$8,000	2034	\$80,100	5	\$700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Concrete Masonry Unit	40%	Now	\$36,500	LIFE	* *	5	\$8,000	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Garage Area							
	SGFT/Glazed Masonry	57%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$39,700	2029	\$397,300	5	\$12,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 95%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Exposed Struc: Steel	70%			LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	8%	0-2	\$33,400	LIFE	* *	5	\$12,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Locker Room Showers							
	Metal Panel	2%	0-2	\$47,500	LIFE	* *	5	\$3,100	
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : Bathrooms							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%	0-2	\$215,800	2044	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout Due To Truck Traffic</i>									

**On-Site Walkways**

Cast in Place Concrete	100%	0-2	\$16,700	2044	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : All Driveway Aprons</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout Due To Truck Traffic</i>									
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Side Drain Clogged</i>									

**Parking/Driveway**

Cast in Place Concrete	100%	0-2	\$57,100	2044	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout Due To Truck Traffic</i>									

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%				2031	\$7,400	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room In Bk10 Mezzanine From Roof Access Stair</i>									
<i>Explanation : Two 1,600 Ampere Main Disconnect Switches</i>									

**Switchgear / Switchboard**

Fused Disc Sw	100%				2031	\$63,500	5	\$400	
---------------	------	--	--	--	------	----------	---	-------	--

**Raceway**

Conduit	100%				2031	\$10,800	1		
---------	------	--	--	--	------	----------	---	--	--

**Panelboards**

Fused Disc Sw	5%				2030	\$1,900	5	\$100	
Molded Case Bkrs	95%				2030	\$37,000	5	\$2,300	

**Wiring**

Thermoplastic	100%				2031	\$22,100	1		
---------------	------	--	--	--	------	----------	---	--	--

**Motor Controllers**

Locally Mounted	100%				2029	\$112,200	5	\$600	
-----------------	------	--	--	--	------	-----------	---	-------	--

**Ground**

**Grounding Devices**

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

**Lighting**

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	* *	10	\$22,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Offices, Locker Room, Hallway And Bathroom					
				Explanation : Using T-8 Lamps					
	HID	40%			2036	* *	10	\$1,100	
	LED	30%			2036	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : In Garage 10					
				Explanation : LEDs Observed					
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$9,900	
	Exit, Service	50%			2031	\$13,500	1		
Exterior Lighting									
	HID	50%			2026	\$207,700	10	\$100	
	No Component	50%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%	Now	\$68,900	2041	* *	1-3	\$15,300	
				Not in Service, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$25,300	
Conversion Equipment									
	Hot Water Boiler	100%			2036	* *	1	\$40,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Units					
Distribution									
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$4,000	
Terminal Devices									
	Air Handler	10%			2031	\$150,200	1	\$5,100	
	Convactor/Radiator	20%			2036	* *	1	\$5,300	
	Unit Heater - Steam	70%	Now	\$15,900	2026	\$317,500	4	\$5,200	
				Not in Service, Extent : Severe, Area Affected : 20%					
				Location : Garage					
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2031	\$437,600	2	\$2,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 10 Units							
	Window/Wall Unit	10%			2026	\$30,200	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$70,100	LIFE	**	2-5	\$45,600	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Garage							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Office Ceiling							
	Exhaust Fans								
	Roof	100%	Now	\$15,500	2026	\$154,900	2	\$2,000	
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$5,600	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Garage							
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$17,800	4	\$1,900	
		Unit Inoperable, Extent : Severe, Area Affected : 30%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$41,200	
	Sprinkler								
	No Component	20%							
	Generic	80%			2041	**	1-2	\$18,300	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*  
*Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : **BROOKLYN 8 SANITATION GARAGE**  
**Address** : **1760 ATLANTIC AVENUE BTWN SCHENECTADY - UTICA AVES**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0035.000 / 121** **Yr Built/Renovated** : **1982 /**  
**Area Sq Ft** : **36,154** **Project Type** : **SANITATION**  
**Date of Survey** : **25-Feb-2021** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **1336** **Lot** : **18** **BIN** : **3330693**

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$1,302,700	
Interior Architecture	\$930,500	\$69,200
Electrical		\$300,600
Mechanical	\$248,300	\$1,194,300
Site Pavements	\$122,700	
<b>Total</b>	<b>\$2,604,200</b>	<b>\$1,564,100</b>
Importance Code A	\$1,313,700	\$22,000
Importance Code B	\$1,290,600	\$1,542,100
<b>Total</b>	<b>\$2,604,200</b>	<b>\$1,564,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$31,200			
Interior Architecture	\$111,300		\$1,100	\$700
Electrical	\$17,200	\$1,100	\$28,300	\$600
Mechanical	\$100,500	\$4,800	\$61,100	\$4,200
Site Enclosure	\$23,100			
Site Pavements	\$6,500			
<b>Total</b>	<b>\$289,700</b>	<b>\$5,900</b>	<b>\$90,500</b>	<b>\$5,600</b>
Importance Code A	\$76,200	\$1,800	\$1,900	\$1,800
Importance Code B	\$141,300	\$4,100	\$88,600	\$3,800
Importance Code C	\$72,300			
<b>Total</b>	<b>\$289,700</b>	<b>\$5,900</b>	<b>\$90,500</b>	<b>\$5,600</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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	70%	Now	\$223,900	LIFE	* *	5	\$13,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : At Entry Doors. North And South Street Facades								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : South Facade At Expansion Joint								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : North Facade At Entrance Doors								
	Metal Coiling Doors	30%	Now	\$286,800	2037	* *	5	\$14,300	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
	Location : All Garage Doors								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : All Garage Doors								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Various Garage Doors								
Windows									
	Aluminum	95%	Now	\$11,500	2040	* *	5	\$200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Broken Screens. Lounge, Corridor And Lockers								
	Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Various Windows Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Various Windows Throughout								
	Metal Louvers	5%			2041	* *	10	\$200	
Parapets									
	Concrete Masonry Unit	80%	Now	\$10,400	LIFE	* *	5	\$3,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Interior Parapet Walls								
	Metal Panel	5%	2-4	\$1,700	2042	* *	5	\$400	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : 2nd Floor Roof								
	Metal: Cage/Fence	15%	Now	\$7,500	2052	* *	5	\$2,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : North And West Parapets								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	95%	Now	\$449,900	2042		* *			
Blisters, Extent : Moderate, Area Affected : 60%									
Location : 2nd Floor Roof									
Deflection Evident, Extent : Severe, Area Affected : 5%									
Location : Southwest Corner Of Garage Roof									
Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Ponding, Extent : Moderate, Area Affected : 50%									
Location : Garage Roof									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Above Locker Rooms									
Worn/Eroded, Extent : Moderate, Area Affected : 75%									
Location : Roof Well Beyond Useful Life. Throughout									
Skylight, Metal/Glass	5%	Now	\$342,000	2062		* *		1	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Above Garage									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%									
Location : Garage Skylight									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout Garage									
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$131,300	LIFE		* *	5	\$69,200	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : South West Corner Of Garage And Entry From Pacific And Atlantic Avenue									
Worn/Eroded, Extent : Light, Area Affected : 80%									
Location : Garage Surface Throughout									
Ceramic Tile	5%	Now	\$13,400	2035		* *	5	\$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Shower Area In Locker Rooms									
Vinyl Tile	12%	Now	\$31,500	2042		* *	3	\$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 35%									
Location : Throughout Corridors, 1st And 2nd Floor Offices, Lunch Room And Locker Rooms									
Worn/Eroded, Extent : Moderate, Area Affected : 60%									
Location : Throughout									
Vinyl Tile	18%			2042		* *	3	\$3,300	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$6,300	2035	* *	5	\$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Showers And 1st Floor Bath									
	Concrete Masonry Unit	62%	Now	\$26,700	LIFE	* *	5	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
Diagonal Cracks, Extent : Light, Area Affected : 15%									
Location : Mechanics Area And 1st Floor Offices									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Stairwell									
Vertical Cracks, Extent : Light, Area Affected : 15%									
Location : Mechanics Area And 1st Floor Offices									
	Glass: Single Pane	3%			LIFE	* *	5	\$500	
	Gypsum Board	30%	Now	\$9,600	LIFE	* *	5	\$4,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$23,700	2037	* *	5	\$7,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : 2nd Floor Lounge, Locker Rooms And 1st Floor Office									
Staining/Discoloring, Extent : Moderate, Area Affected : 60%									
Location : 1st And 2nd Floors Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Showers, Locker Rooms And Bathrooms									
	Exposed Struc: Steel	70%	4+	\$799,200	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : South West Corner Of Garage									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Locker Rooms									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$23,100	2042	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Truck And Car Parking Lot									
Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Gates At Pacific Avenue									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$122,700	2052	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%									
Location : Sidewalks At Pacific And Atlantic Avenue									
Tripping Hazard, Extent : Severe, Area Affected : 10%									
Location : Sidewalks At Pacific And Atlantic Avenue									
On-Site Walkways									
	Cast in Place Concrete	100%			2045	* *			

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

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

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

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

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

## Site Pavements

Parking/Driveway  
Asphalt

100% Now \$6,500 2035 \* \*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*  
*Location : Truck And Car Lot*  
*Ponding, Extent : Moderate, Area Affected : 15%*  
*Location : Truck And Car Lot*

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

## Under 600 Volts

Service Equipment  
Fused Disc Sw

100% 2032 \$3,700 5 \$200  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$31,800 5 \$200

Raceway

Conduit

100% 2032 \$4,300 1

Panelboards

Fused Disc Sw

5% 2031 \$1,000 5

Molded Case Bkrs

95% 2031 \$18,500 5 \$900

Wiring

Thermoplastic

100% 2032 \$8,800 1

Motor Controllers

Locally Mounted

100% 2030 \$44,900 5 \$200

## Ground

Grounding Devices

Generic

100% LIFE \* \* 5 \$500

## Lighting

Interior Lighting

Fluorescent

60% 2032 \$150,100 10 \$19,900  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Offices And Locker Rooms*  
*Explanation : T-8 Lamps*

Fluorescent

5% 2032 \$12,500 10 \$1,700  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Mechanical Room*  
*Explanation : T-5 Lamps*

HID

33% 2032 \$138,000 10 \$400

LED

2% 2040 \* \*

Egress Lighting

Emergency, Battery

50% 2032 \$29,600 10 \$4,400

Exit, Service

50% 2032 \$6,000 1

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

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

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

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

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

## Lighting

## Exterior Lighting

HID	10%				2032	\$16,500	10		
HID	10%	Now		\$16,500	2042	* *			

*Malfunctioning, Extent : Severe, Area Affected : 100%*

*Location : Outside Perimeter*

No Component	80%								
--------------	-----	--	--	--	--	--	--	--	--

## Alarm

## Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%				2027	\$27,300	1-3	\$6,700	

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

*Location : Hallways, Office, Garage*

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

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

## Heating

## Energy Source

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

## Conversion Equipment

Furnace	40%	Now		\$43,900	2042	* *	1	\$6,400	
---------	-----	-----	--	----------	------	-----	---	---------	--

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

*Location : 4 Rooftop Package Units, Roof*

Furnace	20%				2032	\$22,000	1	\$3,600	
---------	-----	--	--	--	------	----------	---	---------	--

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

*Location : Garage*

*Explanation : 4 Gas Fired Modine Heaters*

Furnace	10%				2027	\$11,000	1	\$1,800	
---------	-----	--	--	--	------	----------	---	---------	--

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

*Location : Roof*

*Explanation : 1 Rooftop Package Unit For Office Area.*

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

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

*Location : Boiler Room*

*Explanation : 2 Units*

## Distribution

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

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

*Location : Boiler Room And Garage*

No Component	70%								
--------------	-----	--	--	--	--	--	--	--	--

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

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

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



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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	15%			2030	\$43,300	1	\$1,800	
	Unit Heater - Hot Water	15%			2027	\$31,400			
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2027	\$59,300	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 1 Rooftop Package Unit, Roof							
	Ext Pkg Unit - Heating/Cooling	30%			2027	\$178,000	2	\$700	
		Abandoned in Place, Extent : Severe, Area Affected : 100% Location : 4 Rooftop Package Units, R-22, Roof							
	Window/Wall Unit	5%	0-2	\$4,000	2032	\$6,700	1		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Various Locations							
	No Component	55%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$31,000	LIFE	* *	2-5	\$20,200	
		Corroded, Extent : Moderate, Area Affected : 30% Location : Garage, Pacific Street Side							
		Damaged, Extent : Moderate, Area Affected : 15% Location : Garage, Pacific Street Side							
	Exhaust Fans								
	Roof	100%	Now	\$13,700	2032	\$68,500	2	\$900	
		Not in Service, Extent : Severe, Area Affected : 80% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2032	\$362,800	1		
	Galvanized Steel	20%	0-2	\$1,800	2030	\$90,200	1		
		Corroded, Extent : Severe, Area Affected : 15% Location : Water Main Area							
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,700	2		
	Sanitary Piping								
	Cast Iron	25%	Now	\$2,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Wash Bay Area							
	Cast Iron	75%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	\$162,600	1-5	\$18,200	
	Sprinkler								
	Generic	100%			2032	\$488,300	1-2	\$10,100	
	Chemical System								
	Dry	2%			2025	\$300	1-3	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage Fuel Stations							
		Explanation : 2 Sets							
	No Component	98%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BROOKLYN 9 GARAGE  
**Address** : 690 NEW YORK AVENUE @ WINTHROP ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0054.000 / 4197 **Yr Built/Renovated** : 1926 / 2007  
**Area Sq Ft** : 28,016 **Project Type** : SANITATION  
**Date of Survey** : 22-Dec-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4827 **Lot** : 24 **BIN** : 3332514

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$831,500	\$52,500
Interior Architecture	\$389,100	\$1,591,700
Mechanical	\$785,900	\$1,146,900
<b>Total</b>	<b>\$2,006,400</b>	<b>\$2,791,200</b>
Importance Code A	\$831,500	\$52,500
Importance Code B	\$1,073,000	\$2,738,600
Importance Code C	\$101,900	
<b>Total</b>	<b>\$2,006,400</b>	<b>\$2,791,200</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$75,400			
Interior Architecture	\$125,600			\$700
Electrical	\$4,400		\$100	\$400
Mechanical	\$103,900	\$3,600	\$18,900	\$3,000
Site Pavements	\$39,400			
<b>Total</b>	<b>\$348,700</b>	<b>\$3,600</b>	<b>\$19,000</b>	<b>\$4,100</b>
Importance Code A	\$118,000	\$1,300	\$1,300	\$1,300
Importance Code B	\$182,500	\$2,400	\$17,700	\$2,800
Importance Code C	\$48,100			
<b>Total</b>	<b>\$348,700</b>	<b>\$3,600</b>	<b>\$19,000</b>	<b>\$4,100</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 9 GARAGE**  
**Asset # : 4197**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	78%			LIFE	**	5	\$63,400	
	Masonry: Brick	10%	Now	\$65,400	LIFE	**	5	\$4,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor, Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Second Floor							
	Masonry: Limestone	2%	Now	\$12,500	LIFE	**	5	\$600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
	Metal Sect. OHD	10%	0-2	\$14,400	2047	**	5	\$6,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Doors Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Doors Throughout							
Windows									
	Aluminum	15%	Now	\$6,900	2050	**	5	\$700	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Steel	85%	Now	\$616,800	2059	**	5	\$52,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Offices							
Parapets									
	Masonry: Brick	95%	Now	\$149,300	LIFE	**	5	\$6,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Interior Face							
	Masonry: Limestone	5%	Now	\$1,900	LIFE	**	5	\$400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Parapet Coping							

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 9 GARAGE**  
**Asset # : 4197**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	2-4	\$8,000	2039	**			
	Blisters, Extent : Light, Area Affected : 5%								
	Location : Garage And 2nd Floor Roof								
Interior									
Floors									
	Ceramic Tile	5%	Now	\$5,300	2037	**	5	\$1,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Toilets And Showers Throughout								
	Traffic Topping	80%	Now	\$287,200	2034	\$1,435,900	5	\$19,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Around Floor Drains And Throughout Garage								
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
	Location : Throughout Garage Bays								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Garage Bays								
	Vinyl Tile	15%	Now	\$46,800	2034	\$155,900	3	\$2,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Offices, Corridors And Locker Rooms Throughout								
Interior Walls									
	Concrete Masonry Unit	20%	Now	\$14,400	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Gypsum Board	10%	Now	\$1,100	LIFE	**	5	\$2,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Brick	70%	Now	\$101,900	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$9,400	2039	**	5	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Offices, Toilets And Showers Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Offices, Toilets And Showers Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Offices, Toilets And Showers Throughout								
	Exposed Struc: Concrete	65%			LIFE	**	5-10	\$31,300	
	Exposed Struc: Steel	25%			LIFE	**	10	\$19,300	
	Paint Peeling, Extent : Light, Area Affected : 5%								
	Location : Garage								
	Plaster	5%			LIFE	**	5-10	\$3,300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2054	**			
Site Pavements									

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 9 GARAGE**  
**Asset # : 4197**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	0-2	\$6,700	2047		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

## On-Site Walkways

Cast in Place Concrete	100%			2039		**			
------------------------	------	--	--	------	--	----	--	--	--

## Parking/Driveway

Asphalt	90%	Now	\$31,500	2037		**			
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Side Yard</i>									

Cast in Place Concrete	10%	2-4	\$1,200	2047		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North And South Sides</i>									

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2034		\$3,700	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									

## Switchgear / Switchboard

Fused Disc Sw	100%			2034		\$31,800	5	\$100	
---------------	------	--	--	------	--	----------	---	-------	--

## Raceway

Conduit	90%			2034		\$3,900	1		
Conduit	10%			2044		**	1		

## Panelboards

Molded Case Bkrs	100%			2033		\$19,500	5	\$700	
------------------	------	--	--	------	--	----------	---	-------	--

## Wiring

Thermoplastic	90%			2034		\$7,900	1		
Thermoplastic	10%			2044		**	1		

## Motor Controllers

Locally Mounted	90%			2032		\$30,300	5	\$200	
Locally Mounted	10%			2039		**	5		

## Ground

## Grounding Devices

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

## Lighting

## Interior Lighting

Fluorescent	10%			2029		\$17,800	10	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : T-8 Lamps</i>									

LED	90%			2042		**			
-----	-----	--	--	------	--	----	--	--	--

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 9 GARAGE**  
**Asset # : 4197**

<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>

## Lighting

Egress Lighting								
Emergency, Battery	25%			2034	\$10,500	10	\$1,600	
Emergency, Battery	25%			2029	\$10,500	10	\$1,600	
Exit, Service	50%			2034	\$4,300	1		
Exterior Lighting								
HID	30%			2029	\$38,300	10		
No Component	70%							

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

Energy Source								
Natural Gas	100%			2054	* *	1		
Conversion Equipment								
Hot Water Boiler	26%	Now	\$41,700	2047	* *	1	\$3,000	
<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units, Flue On Roof In Bad Condition</i>								
Hot Water Boiler	74%			2047	* *	1	\$9,400	
Distribution								
Hot Wtr Piping/Pump	100%			2050	* *	4	\$1,900	
Terminal Devices								
Air Handler	50%			2034	\$236,400	1	\$8,000	
Convactor/Radiator	30%			2039	* *	1	\$2,500	
Fan Coil Unit/Heat	20%			2034	\$124,600	1	\$1,700	
Controls								
Digital	100%	2-4	\$785,900	2034	\$785,900			
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

## Air Conditioning

Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2029	\$19,000	1		
No Component	80%							

## Ventilation

Distribution								
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$20,400	
Ductwork/Diffusers	10%	Now	\$22,100	LIFE	* *	2-5	\$1,400	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ductwork On Parkside Side 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**  
**BROOKLYN 9 GARAGE**  
**Asset # : 4197**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	30%			2042	* *	2	\$200	
	Roof	70%	Now	\$3,400	2034	\$34,100	2	\$400	
	Controller Not Working, Extent : Severe, Area Affected : 100%								
	Location : Garage								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	20%			2029	\$4,600	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Unit Is Used For Back Up Only.								
	Gas Fired	80%			2027	\$13,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$26,600	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%								
	Location : Floor Drains In Garage Near Parkside								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$13,000	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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-Jan-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 4555 **Lot** : 1 **BIN** : 3099064

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$3,182,500	\$862,900
Interior Architecture	\$1,767,300	\$449,300
Electrical		\$659,900
Mechanical	\$183,300	
Site Pavements	\$2,442,000	
<b>Total</b>	<b>\$7,575,100</b>	<b>\$1,972,000</b>
Importance Code A	\$3,232,700	\$926,400
Importance Code B	\$1,078,100	\$1,045,600
Importance Code C	\$3,264,300	
<b>Total</b>	<b>\$7,575,100</b>	<b>\$1,972,000</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$89,200			
Interior Architecture	\$7,500		\$2,500	\$1,200
Electrical	\$119,800		\$300	\$700
Mechanical	\$113,400	\$6,000	\$8,800	\$7,300
Site Enclosure	\$34,500			
Site Pavements	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$369,300</b>	<b>\$10,000</b>	<b>\$15,500</b>	<b>\$13,100</b>
Importance Code A	\$103,300	\$2,300	\$4,100	\$2,300
Importance Code B	\$223,100	\$7,700	\$11,400	\$10,900
Importance Code C	\$42,900			
<b>Total</b>	<b>\$369,300</b>	<b>\$10,000</b>	<b>\$15,500</b>	<b>\$13,100</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%	0-2	\$14,300	LIFE	* *	5	\$8,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Masonry: Brick	70%	Now	\$1,532,700	LIFE	* *	5	\$95,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout South And East Sides								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout All Facades								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout All Facades								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout All Facades								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : At Corners And Returns Throughout								
	Masonry: Granite	5%	Now	\$52,400	LIFE	* *	5	\$5,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Around Garage Doors								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Base Of Building Throughout								
	Metal Coiling Doors	5%	Now	\$142,000	2039	* *	5	\$10,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : East And West Sides Of Building								
	Deformed/Dented, Extent : Moderate, Area Affected : 15%								
	Location : East And West Sides Of Building								
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : East And West Sides Of Building								
	Pre-Cast Concrete	5%	Now	\$48,200	LIFE	* *	5	\$22,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : West Facade								
	Wood Overhead Doors	5%	Now	\$190,800	2054	* *	5	\$17,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : West Facade								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : West Facade								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Split/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Metal Louvers	20%	Now	\$257,800	2049	* *			
		Bent/Warped Elements, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Steel	80%	Now	\$559,000	2059	* *	5	\$119,000	1
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%							
		Location : Bulkheads And Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%	Now	\$275,900	LIFE	* *	5	\$11,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Lower Roof							
	Pre-Cast Concrete	5%	Now	\$9,300	LIFE	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Coping							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof Level							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Metal, Corrugated	10%	Now	\$17,400	2047	* *	1		
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Slope Roof Over Second Floor And Upper Roof							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : At Upper Roof							
	Roll Roofing	90%	Now	\$172,000	2030	\$573,300	5	\$75,400	
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Garage, Heating Room And Archives Room							
Interior									
Floors									
	Cast in Place Concrete	85%	Now	\$139,200	LIFE	* *	5	\$183,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : At Garage, Shops And Throughout							
	Ceramic Tile	5%	Now	\$54,300	2043	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 1st And 2nd Floor, Toilets And Showers							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 1st And 2nd Floor, Toilets And Showers							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : 1st And 2nd Floor, Toilets And Showers							
	Vinyl Tile	10%	Now	\$79,800	2034	\$266,000	3	\$3,700	
		Adhesion Failure, Extent : Moderate, Area Affected : 10%							
		Location : Locker Rooms And Offices							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Locker Rooms And Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Locker Rooms							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	20%	Now	\$404,200	LIFE		* *		
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Third Floor									
Other Observation, Extent : Severe, Area Affected : 60%									
Location : Third Floor - Unoccupied									
Explanation : Exposed Steel Structure Rusting Due To Water Penetration									
	Plaster	10%			LIFE		* *	5-10	\$11,600
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Offices, Garage, And Lockers Throughout									
Paint Peeling, Extent : Light, Area Affected : 20%									
Location : Offices, Garage, And Lockers Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Offices, Garage, And Lockers Throughout									
	SGFT/Glazed Masonry	70%	Now	\$418,100	LIFE		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Stairs And Toilets Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Offices, Garage, And Lockers Throughout									
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Offices, Garage, And Lockers Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Ceilings									
	AcousTileSusp.Lay-In	5%			2047		* *	5	\$4,900
	Exposed Struc: Concrete	85%	Now	\$613,200	LIFE		* *	5	\$13,100
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Shops									
	Plaster	10%	Now	\$58,600	LIFE		* *	5	\$6,200
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Corridors Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Archives Room And Heating Room									

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$34,500	2044		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%	Now	\$900	2039		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Granite	10%			LIFE		* *		
Parking/Driveway									
	Asphalt	98%	Now	\$2,442,000	2049		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Loading Dock And Yard							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Cast in Place Concrete	2%			2039		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Air Circuit Breaker	100%			2034	\$63,500	5	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches, No Available Ratings.							
Switchgear / Switchboard									
	Air Circuit Breaker	10%			2034	\$6,400	5		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Molded Case Bkrs	90%			2034	\$57,200	5	\$1,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical 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**  
**BROOKLYN LOT CLEANING GARAGE**  
**Asset # : 4194**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	100%			2034	\$10,800	1		
Panelboards									
	Molded Case Bkrs	80%			2033	\$31,200	5	\$1,400	
	Molded Case Bkrs	20%			2042	* *	5	\$300	
Wiring									
	Braided Cloth	50%	2-4	\$11,000	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2044	* *	1		
	Thermoplastic	30%			2034	\$6,600	1		
Motor Controllers									
	Locally Mounted	50%			2032	\$39,300	5	\$200	
	Motor Control Center	50%	2-4	\$12,000	2039	* *	5	\$400	
Enclosure Corroded, Extent : Moderate, Area Affected : 30%									
Location : 1st Floor									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor, 3rd Floor									
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	55%			2029	\$250,600	10	\$33,200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	8%			2039	* *	10	\$4,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
	HID	30%	Now	\$22,900	2034	\$228,500			
Malfunctioning, Extent : Moderate, Area Affected : 10%									
Location : Throughout Garage Area									
	Incandescent	5%	Now	\$20,600	2044	* *	2	\$100	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	LED	2%			2042	* *			
Egress Lighting									
	Exit, Service	90%	Now	\$19,600	2044	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 70%									
Location : Throughout The Building									
	Exit, Battery	10%			2029	\$7,400	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**  
**BROOKLYN LOT CLEANING GARAGE**  
**Asset # : 4194**

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

## Lighting

## Exterior Lighting

## HID

20%

2029

\$60,000

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Perimeter**Explanation : Controlled Via Photocell*

## No Component

80%

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

## Heating

## Energy Source

## Fuel Oil No 2

100%

Now

\$73,800

2044

\* \*

5

\$10,200

*Buried Tank(s), Extent : Light, Area Affected : 100%**Location : One 3,600 Gallon Tank Buried In Yard**Other Observation, Extent : Severe, Area Affected : 100%**Location : 1st Floor**Explanation : Oil Pump Is Malfunctioning*

## Conversion Equipment

## Furnace

70%

Now

\$14,000

2039

\* \*

1

\$20,500

1

*Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : 1st Floor. Three Out Of Nine Units Are Malfunctioning.**Unit Inoperable, Extent : Severe, Area Affected : 10%**Location : Main Floor Unit Inoperable Due To Rain Penetration At Lower Roof**Other Observation, Extent : Light, Area Affected : 70%**Location : Throughout Mechanical Shop Of Garage Floor**Explanation : Oil Fired Space Heaters*

## Radiant Heater

30%

0-2

\$50,200

2039

\* \*

2

\$7,300

*Broken, Extent : Moderate, Area Affected : 20%**Location : Front Door. Two Units Not Working**Other Observation, Extent : Light, Area Affected : 30%**Location : Administrative Spaces, Locker Rooms And Front Door**Explanation : Electric Space Heaters*

## Terminal Devices

## Fan Coil Unit/Heat

100%

2039

\* \*

1

\$21,300

## Air Conditioning

## Energy Source

## Electricity

100%

2042

\* \*

1

## Conversion Equipment

## Window/Wall Unit

15%

2029

\$36,600

1

## No Component

85%

## Ventilation

## Distribution

## Ductwork/Diffusers

10%

LIFE

\* \*

2-5

\$5,800

## 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**  
**BROOKLYN LOT CLEANING GARAGE**  
**Asset # : 4194**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	60%			2039	* *	2	\$1,200	
	Wall Unit	40%	0-2	\$1,100	2034	\$11,100	2	\$600	
	Malfunctioning, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor								
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2044	* *	1		
	Galvanized Steel	50%	0-2	\$41,100	2039	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor. Leaking Cold Water Piping								
Water Heater With Tanks									
	Electric	100%	Now	\$500	2034	\$23,100	4		
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
Sanitary Piping									
	Cast Iron	100%	Now	\$40,500	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%								
	Location : Mower Shop Floor Drain. Sewage Backing Up During Heavy Rain At Basement								
	Broken, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor. Broken Urinals								
	Leak Evident, Extent : Severe, Area Affected : 30%								
	Location : Multiple Leaks From 2nd And 3rd Floor To 1st Floor Ceiling								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Storm Drain Piping									
	Cast Iron	100%	Now	\$11,300	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area Affected : 10%								
	Location : 3rd Floor Roof Multiple Locations								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Backflow Preventer									
	Generic	100%			2034	\$28,700	1	\$4,000	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 4th Floor								
	Explanation : One Unit Is Not In Service								
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**  
**BROOKLYN LOT CLEANING GARAGE**  
**Asset # : 4194**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe								
	Generic	100%	Now	\$59,200	2044	* *	1-5	\$23,400	
House Tank: Wood, Extent : Severe, Area Affected : 100%									
Location : Deteriorated On Roof With No Cover									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BROOKLYN SOUTH 6 GARAGE BK S6  
**Address** : 127 2ND AVENUE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0051.000 / 4193 **Yr Built/Renovated** : 1920 / 2010  
**Area Sq Ft** : 31,000 **Project Type** : SANITATION  
**Date of Survey** : 19-May-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1020 **Lot** : 1 **BIN** : 3022747

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$823,300	
Interior Architecture	\$856,300	\$81,000
Electrical		\$229,200
Mechanical	\$134,200	\$745,600
Site Pavements	\$54,200	
<b>Total</b>	<b>\$1,868,000</b>	<b>\$1,055,800</b>
Importance Code A	\$881,300	
Importance Code B	\$760,000	\$1,055,800
Importance Code C	\$226,800	
<b>Total</b>	<b>\$1,868,000</b>	<b>\$1,055,800</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$40,900		\$30,600	
Interior Architecture	\$53,300			\$900
Electrical	\$200	\$300	\$22,300	
Mechanical	\$139,200	\$3,600	\$26,900	\$4,100
Site Pavements	\$7,200			
<b>Total</b>	<b>\$240,800</b>	<b>\$3,900</b>	<b>\$79,700</b>	<b>\$5,000</b>
Importance Code A	\$41,100	\$1,500	\$32,100	\$1,500
Importance Code B	\$160,400	\$2,400	\$47,600	\$3,500
Importance Code C	\$39,300			
<b>Total</b>	<b>\$240,800</b>	<b>\$3,900</b>	<b>\$79,700</b>	<b>\$5,000</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	28%	Now	\$155,900	LIFE	**	5	\$6,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 100%							
		Location : East Facade, North Facade, South Facade							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%							
		Location : East Facade, North Facade, South Facade							
		Misaligned/Bulging, Extent : Light, Area Affected : 25%							
		Location : East Facade, North Facade, South Facade							
	Masonry: Brick	55%	Now	\$313,500	LIFE	**	5	\$19,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Interior / Exterior Of Main Garage							
		Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 30%							
		Location : Window Openings							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
		Location : Window And Door Openings							
		Spalling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout Interior / Exterior Of Main Garage							
	Metal Coiling Doors	5%	Now	\$110,900	2052	**	5	\$2,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deformed/Dented, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Metal Coiling Doors	2%	Now	\$55,500	2052	**	5	\$1,100	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Along 2nd Avenue							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Along 2nd Avenue							
		Explanation : Doors Are Fabric Type Rapid Roll Doors.							
	Wood Overhead Doors	10%	Now	\$99,400	2052	**	5	\$8,900	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows	Aluminum	30%	0-2	\$40,000	2057	* *	5	\$400	
		Unit Inoperable, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Steel	70%	Now	\$88,200	2057	* *	5	\$12,500	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : South Facade							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Concrete Masonry Unit	30%			LIFE	* *	5	\$2,500	
	Masonry: Brick	40%			LIFE	* *	5	\$3,000	
	Masonry: Limestone	10%			LIFE	* *	5	\$900	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$4,700	
	Stucco Cement	10%			2045	* *	5	\$1,900	
Roof									
	Modified Bitumen	100%			2037	* *	10	\$30,600	
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$307,600	LIFE	* *	5	\$81,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
	Mosaic Tile	5%	Now	\$21,200	2037	* *	5	\$2,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Janitors Closet							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Toilet And Janitors Closet								
	Vinyl Tile	15%	Now	\$56,200	2042	* *	3	\$2,600	
Worn/Eroded, Extent : Severe, Area Affected : 40%									
Location : Throughout									

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	10%			2035	**	5	\$8,200	
	Concrete Masonry Unit	40%	Now	\$150,500	LIFE	**	5	\$13,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : 2nd Vehicle Bay								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Corridors Through Annex								
	Gypsum Board	25%	Now	\$28,000	LIFE	**	5	\$12,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Baseboards Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Offices / Hallways								
	Masonry: Brick	25%	Now	\$76,200	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Vehicle Bay								
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : 2nd Vehicle Bay								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Vehicle Bay								
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$67,700	2052	**	5	\$3,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Exposed Struc: Steel	20%	Now	\$108,700	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Northeast Corner Of Garage								
	Plaster	65%	Now	\$89,400	LIFE	**	5	\$18,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Above Left Overhead Door On 2nd Ave								
	Paint Peeling, Extent : Severe, Area Affected : 50%								
	Location : Throughout Main Garage								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$54,200	2037	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 25%								
	Location : Throughout								
On-Site Walkways									
	Asphalt	100%	2-4	\$2,900	2035	**			
	Sinking/Subsiding, Extent : Light, Area Affected : 25%								
	Location : East Side Of Building								
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$4,300	2037	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$3,700	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 1,200 Amperes									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$31,800	5	\$100	
	Raceway								
	Conduit	100%			2032	\$4,300	1		
	Panelboards								
	Fused Disc Sw	2%			2031	\$400	5		
	Molded Case Bkrs	80%			2031	\$15,600	5	\$700	
On Extended Life, Extent : Light, Area Affected : 50%									
Location : Throughout The Building									
	Molded Case Bkrs	18%			2040	* *	5	\$100	
	Wiring								
	Thermoplastic	80%			2032	\$7,100	1		
	Thermoplastic	20%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2030	\$35,900	5	\$200	
	Locally Mounted	20%			2037	* *	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2032	\$85,800	10	\$11,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Locker Rooms And Offices									
	Fluorescent	10%			2037	* *	10	\$2,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	HID	40%			2032	\$143,400	10	\$400	
	LED	10%			2040	* *			
	Egress Lighting								
	Exit, Service	50%			2027	\$5,100	1		
	No Component	50%							
	Exterior Lighting								
	HID	10%			2027	\$14,100	10		
	No Component	90%							

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2042	* *	1		
	Conversion Equipment								
	Furnace	10%			2032	\$9,400	1	\$1,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Employee Lounge/ Lunchroom							
		Explanation : Serves The Ladies Locker Room							
	Hot Water Boiler	90%	0-2	\$57,900	2037	* *	1	\$12,400	
		Insul. Deteriorating, Extent : Severe, Area Affected : 10%							
		Location : Boiler Breeching							
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Obsolete Equipment, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units, Need Boiler Emergency Stop Switches							
Distribution									
	Steam Piping/Pump	100%	Now	\$24,200	2042	* *			
		Broken, Extent : Moderate, Area Affected : 30%							
		Location : 1 Of 3 Units In Boiler Room							
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
Terminal Devices									
	Air Handler	50%			2032	\$284,900	1	\$9,600	
	Convactor/Radiator	20%	Now	\$9,900	2030	\$49,500	1	\$1,800	
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Fan Coil Unit/Heat	30%			2037	* *	1	\$3,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%	Now	\$19,700	2030	\$49,300	2	\$200	
		Not in Service, Extent : Moderate, Area Affected : 30% Location : Above The Office But Below The Roof							
	Split Unit	10%	Now	\$35,900	2032	\$71,900			
		Broken, Extent : Moderate, Area Affected : 20% Location : 1 Of 2 Units							
	Window/Wall Unit	30%	0-2	\$1,700	2025	\$34,400	1		
		Malfunctioning, Extent : Severe, Area Affected : 10% Location : Garage, AC-014							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300	
	Exhaust Fans								
	Interior	10%	Now	\$2,700	2032	\$13,400	2	\$100	
		Broken, Extent : Moderate, Area Affected : 20% Location : Two Of Four Bathroom Fans							
	Roof	90%			2037	**	2	\$900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$7,800	2032	\$388,900	1		
		Corroded, Extent : Severe, Area Affected : 2% Location : Main Shutoff Valve Corroded By Mechanics Entrance							
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%	0-2	\$76,300	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20% Location : Floor Drain							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$16,200	

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE  
**Address** : 52-35 58TH STREET ( ZOLA - 58-73 53RD AVENUE )  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0020.000 / 120 **Yr Built/Renovated** : 1964 / 2000  
**Area Sq Ft** : 765,094 **Project Type** : SANITATION  
**Date of Survey** : 28-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4,5,6,Ph  
**Block** : 2361 **Lot** : 268 **BIN** : 4054170

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,634,300	\$1,865,900
Interior Architecture	\$2,997,600	\$2,187,000
Electrical	\$420,800	\$5,995,900
Mechanical	\$4,977,300	\$11,586,800
Site Enclosure	\$63,000	
Site Pavements	\$771,200	\$1,133,900
<b>Total</b>	<b>\$13,864,200</b>	<b>\$22,769,500</b>
Importance Code A	\$4,634,300	\$1,865,900
Importance Code B	\$8,290,600	\$20,763,700
Importance Code C	\$939,300	\$139,900
<b>Total</b>	<b>\$13,864,200</b>	<b>\$22,769,500</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$21,000		\$85,600	\$18,500
Interior Architecture	\$101,500			\$1,014,500
Electrical	\$111,100	\$86,300	\$80,200	\$74,600
Mechanical	\$102,200	\$100,300	\$122,900	\$105,400
Site Enclosure	\$15,800			
Site Pavements	\$43,500			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$418,800</b>	<b>\$210,200</b>	<b>\$312,400</b>	<b>\$1,236,600</b>
Importance Code A	\$42,800		\$87,500	\$18,500
Importance Code B	\$312,700	\$210,200	\$224,900	\$1,194,200
Importance Code C	\$63,300			\$24,000
<b>Total</b>	<b>\$418,800</b>	<b>\$210,200</b>	<b>\$312,400</b>	<b>\$1,236,600</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**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**  
**Asset # : 120**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$1,337,700	LIFE	* *	5	\$332,700	
				Diagonal Cracks, Extent : Severe, Area Affected : 10%					
				Location : Bulkheads, Emissions Testing					
				Expansion Joint Failure, Extent : Moderate, Area Affected : 15%					
				Location : North And South Facades					
				Vertical Cracks, Extent : Moderate, Area Affected : 10%					
				Location : Corners					
	Metal Panel	5%			2052	* *	5-10	\$152,500	
	Metal Coiling Doors	15%	Now	\$347,000	2045	* *	5	\$104,000	
				Corrosion/Rusting, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Deteriorated Finish, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
	Window Wall	5%			2052	* *	5	\$83,200	
Windows									
	Aluminum	40%	Now	\$1,252,100	2057	* *	5	\$13,400	
				Air Infiltration, Extent : Moderate, Area Affected : 50%					
				Location : 1st And 4th Floor Offices					
				Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%					
				Location : 1st And 4th Floor Offices And Paint Shop					
				Unit Inoperable, Extent : Moderate, Area Affected : 30%					
				Location : 1st And 4th Floor Offices					
	Aluminum	55%			2048	* *	5	\$37,000	
	Metal Louvers	5%			2035	* *	10	\$21,000	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$24,000	
	Metal Panel	5%			2052	* *	5	\$4,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	8%	Now	\$199,700	2032	\$499,300			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Over Fifth Floor Body Shop							
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Over Fifth Floor Body Shop							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over Fifth Floor Body Shop							
Modified Bitumen	80%	Now	\$1,497,800	2037	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Covers At Expansion Joints							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
	Location : 6th Floor Roof							
	Ponding, Extent : Moderate, Area Affected : 25%							
	Location : Throughout 6th Floor Roof							
	Ridging, Extent : Moderate, Area Affected : 30%							
	Location : Throughout 6th Floor Roof							
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : Elevator Shaft							
Modified Bitumen	12%			2032	\$748,900	10	\$70,100	
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	5%			2028	\$949,300	3	\$109,900	
Cast in Place Concrete	44%			LIFE	* *	5	\$1,057,900	
Cast in Place Concrete	33%	Now	\$602,600	LIFE	* *	5	\$793,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : 5th Floor Throughout And Wash Bay Area							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
	Location : Wash Bay Area							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : 4th And 5th Floor Slabs							
Ceramic Tile	5%			2035	* *	5	\$55,000	
Terrazzo	3%			LIFE	* *	5	\$25,800	
Vinyl Tile 9" X 9"	10%	Now	\$429,300	2042	* *	3	\$41,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Corridors And Lockers							
	Loose/Delam Surface, Extent : Severe, Area Affected : 100%							
	Location : 2nd, 3rd, 4th, 6th Floor Corridors, Stairs And Offices							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2035	**	5	\$24,000	
	Concrete Masonry Unit	32%	Now	\$281,600	LIFE	**	5	\$61,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor Mechanical Area And Stairwell 9								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor Storage, Electrical Room From Wash Bays Above								
	Concrete Masonry Unit	41%			LIFE	**	5	\$78,600	
	Gypsum Board	15%			LIFE	**	5	\$43,100	
	Metal Coiling Doors	2%			2048	**	5	\$47,900	
	Plaster	5%			LIFE	**	5	\$7,200	
Ceilings									
	AcousTileConcealSpLn	4%	Now	\$34,500	2037	**	5	\$27,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Near Freight Elevator On Fifth Floor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 6th Floor Corridors								
	AcousTileConcealSpLn	11%			2037	**	5	\$151,100	
	Exposed Struc: Concrete	10%	Now	\$1,608,500	LIFE	**	5	\$17,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : At Beams								
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : 4th Floor								
	Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
	Location : 4th Floor Elevator Lobby, At Beams								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : 4th Floor Ceiling								
	Exposed Struc: Concrete	60%			LIFE	**	5	\$103,000	
	Exposed Struc: Steel	15%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	100%	4+	\$7,800	2042	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Retaining Walls									
	Cast in Place Concrete	50%	0-2	\$8,000	2052	**			
	Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
	Location : 59th Place Receiving Entrance								
	Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Receiving Entrance								
	Masonry: Brick	50%	Now	\$63,000	2042	**			
	Loose Units, Extent : Severe, Area Affected : 20%								
	Location : Truck Entry At 58th Street								
	Misaligned/Bulging, Extent : Severe, Area Affected : 35%								
	Location : Truck Entry At 58th Street								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
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 \$113,400 2030 \$1,133,900

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

*Location : Perimeter Entire*

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

*Location : Perimeter Entire*

## On-Site Walkways

Cast in Place Concrete 100% 0-2 \$10,600 2030 \$26,600

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

*Location : 58th Street Entrance*

## Parking/Driveway

Asphalt 100% 0-2 \$32,900 2028 \$657,800

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

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

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

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

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker 75% 2032 \$47,600 5 \$3,000

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

*Location : Electrical Room*

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

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

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

*Location : Electrical Room*

*Explanation : Service Disconnect Switch Rated At 3000 Amperes.*

## Transformers

Dry Type 100% 2030 \$26,100 5 \$2,800

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

*Location : Electrical Room*

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

## Switchgear / Switchboard

Air Circuit Breaker 80% 2032 \$50,800 5 \$3,200

Molded Case Bkrs 20% 2032 \$12,700 5 \$4,000

## Raceway

Busway 20% 2030 \$7,200 1

Busway 5% 2037 \* \* 1

Conduit 60% 2032 \$21,600 1

Conduit 15% 2042 \* \* 1

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2031	\$4,800	5	\$1,800	
	Molded Case Bkrs	65%			2031	\$31,500	5	\$13,100	
	Molded Case Bkrs	25%			2040	* *	5	\$5,000	
Wiring									
	Braided Cloth	50%	2-4	\$16,300	2057	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Busway	25%			2030	\$8,100	1		
	Busway	5%			2037	* *	1		
	Thermoplastic	20%			2042	* *	1		
Motor Controllers									
	Locally Mounted	20%			2030	\$3,600	5	\$1,000	
	Locally Mounted	5%			2037	* *	5	\$300	
	Motor Control Center	75%			2030	\$14,700	5	\$15,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$11,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2037	* *	1	\$235,400	
Generators									
	Diesel	100%			2035	* *	1	\$296,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : Emergency Generator Rated At 375 Kilovolt Amperes.								
Batteries									
	Lead/Acid	100%			2025	\$2,400	5	\$28,300	
Fuel Storage									
	Main Tank	100%			2047	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : 275 Gallons Rated Capacity								
Lighting									
Interior Lighting									
	Fluorescent	60%			2032	\$3,737,500	10	\$404,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices, Locker Rooms								
	Explanation : T-8 Lamps								
	LED	40%			2040	* *			
Egress Lighting									
	Emergency, Service	30%			2032	\$132,500	1		
	Emergency, Battery	20%			2032	\$240,800	10	\$35,500	
	Exit, Service	50%			2032	\$154,600	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**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**  
**Asset # : 120**

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

**Lighting**

## Exterior Lighting

HID	20%			2032	\$697,300	10		\$500	
LED	10%			2040	* *				
No Component	70%								

**Alarm**

## Security System

No Component	70%								
Generic	30%	Now	\$420,800	2042	* *	1		\$77,100	

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

## Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%			2032	\$578,200	1-3		\$141,400	

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Horns*

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

**Heating**

## Energy Source

Plant Campus Steam / PRV	100%	0-2	\$5,000	2042	* *	1			
--------------------------	------	-----	---------	------	-----	---	--	--	--

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

## Conversion Equipment

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

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

## Distribution

Steam Piping/Pump	100%	0-2	\$287,200	2042	* *				
-------------------	------	-----	-----------	------	-----	--	--	--	--

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

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

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

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



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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Air Handler	35%	Now	\$944,800	2037	**	1	\$143,000	
Broken, Extent : Moderate, Area Affected : 10%									
Location : Pneumatic Controls Inoperable For Many Years									
	Air Handler	15%			2040	**	1	\$68,100	
Recent Installation, Extent : N/A, Area Affected : 10%									
Location : 2 Units For Office Area									
	Convactor/Radiator	10%			2030	\$586,500	1	\$23,700	
On Extended Life, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Fan Coil Unit/Heat	10%			2032	\$1,778,200	1	\$23,700	
	Unit Heater - Steam	30%			2037	**	4	\$30,200	
Air Conditioning									
Energy Source									
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	10%			2040	**	1	\$34,100	
	Reciprocating Compr/Chiller	10%	0-2	\$52,900	2037	**	1	\$30,700	
R-22 Refrigerant, Extent : Light, Area Affected : 2%									
Location : Roof, 5 Obsolete Units									
	Exterior Pkg Unit - Cooling	5%	Now	\$235,900	2042	**	2	\$1,800	
Malfunctioning, Extent : Severe, Area Affected : 5%									
Location : Roof									
	Exterior Pkg Unit - Cooling	5%			2037	**	2	\$2,300	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Roof									
Explanation : 2 Units, R-410a									
	Window/Wall Unit	10%	0-2	\$81,500	2031	\$271,700	1		
Broken, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	No Component	60%							
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2058	**	4	\$2,700	
	CW & CHW Wtr Pipe/Pump	10%			2042	**	4	\$5,400	
	No Component	85%							
Terminal Devices									
	Air Handler/Dir Expansion	10%			2040	**	1		
	Air Handler/Cool/Ht	10%			2032	\$556,700	1	\$45,400	
	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**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**  
**Asset # : 120**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2032	\$83,100	2	\$51,100	
	Air Cooled Condenser Unit	10%			2040	* *	2	\$51,100	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$630,000	LIFE	* *	2-5	\$409,500	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Roof Ducts, On First Floor And Paint Shop							
Exhaust Fans									
	Interior	30%			2027	\$954,300	2	\$6,700	
		Obsolete Equipment, Extent : Light, Area Affected : 30%							
		Location : First Floor Through Fifth Floor							
	Roof	70%	Now	\$487,100	2040	* *	2	\$12,600	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Roof Exhaust Fans							
		Other Observation, Extent : Severe, Area Affected : 35%							
		Location : Throughout							
		Explanation : Heat Recovery Exhaust System Malfunctioned And Flexible Connection Deteriorated.							
Plumbing									
H/C Water Piping									
	Brass/Copper	70%	Now	\$129,000	2042	* *	1		
		Other Observation, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Explanation : All Zone Valves Are Malfunctioning							
	Galvanized Steel	30%	Now	\$54,900	2030	\$2,746,800	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
HW Heat Exchanger									
	Steam Fired	100%	Now	\$693,600	2058	* *	4	\$72,600	
		Other Observation, Extent : Moderate, Area Affected : 1%							
		Location : First Floor							
		Explanation : Abandoned Hot Water Heater In Placed							
Sanitary Piping									
	Cast Iron	100%	Now	\$180,700	LIFE	* *	1		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%	Now	\$149,600	2042	* *	4	\$16,200	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : First Floor Adjacent To The Sewer Ejector Pumps							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2040	* *	4	\$30,400	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : First Floor To 6th Floor					
				Explanation : 6 Units, Two Units For Passengers And Four For Freight 1st To 6th Floor					
Fire Suppression									
	Standpipe								
	Generic	100%			2032	\$3,302,400	1-5	\$370,300	
Sprinkler									
	No Component	80%							
	Generic	20%			2032	\$1,983,600	1-2	\$41,100	
Chemical System									
	Dry	100%			2025	\$15,900	1-3	\$78,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside Of The Building					
				Explanation : Refill Station					

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

*Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : CIOFFE REPAIR SHOP  
**Address** : 106-01 AVE. D AT 105 WALK  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0018.000 / 2003 **Yr Built/Renovated** : 1984 / 1992  
**Area Sq Ft** : 70,133 **Project Type** : SANITATION  
**Date of Survey** : 26-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$4,953,500	\$71,900
Interior Architecture	\$11,054,700	\$297,300
Electrical	\$116,900	\$527,200
Mechanical	\$97,400	\$1,003,200
Site Pavements	\$805,200	
<b>Total</b>	<b>\$17,027,800</b>	<b>\$1,899,600</b>
Importance Code A	\$4,985,500	\$71,900
Importance Code B	\$11,110,300	\$1,827,700
Importance Code C	\$931,900	
<b>Total</b>	<b>\$17,027,800</b>	<b>\$1,899,600</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$114,300			
Interior Architecture	\$65,800			
Electrical	\$2,600	\$1,700	\$2,400	\$1,700
Mechanical	\$27,600	\$10,300	\$12,800	\$11,000
Site Enclosure	\$45,300			
Site Pavements	\$15,200			
<b>Total</b>	<b>\$270,900</b>	<b>\$12,000</b>	<b>\$15,200</b>	<b>\$12,700</b>
Importance Code A	\$123,200	\$3,500	\$3,600	\$3,500
Importance Code B	\$57,000	\$8,500	\$11,600	\$9,200
Importance Code C	\$90,700			
<b>Total</b>	<b>\$270,900</b>	<b>\$12,000</b>	<b>\$15,200</b>	<b>\$12,700</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**  
**CIOFFE REPAIR SHOP**  
**Asset # : 2003**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	80%	Now	\$1,203,900	LIFE	**	5	\$71,900	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 20%								
	Location : Street And Rear Facades At Transverse Joints								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : All Facades								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
	Location : At Window Openings								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Base Of Building								
	Glass Block	1%			LIFE	**	5	\$900	
	Metal Panel	2%	0-2	\$3,700	2042	**	5	\$5,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : North Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : North Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Street Facade At Administration Entrance								
	Metal Coiling Doors	15%	Now	\$1,349,400	2052	**	5	\$33,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Bay Doors On All Facades								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : All Doors								
	Unit Inoperable, Extent : Moderate, Area Affected : 30%								
	Location : Various Doors Throughout								
	Pre-Cast Concrete	2%	Now	\$10,200	LIFE	**	5	\$9,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Window Sills Throughout								
Windows									
	Aluminum	95%	Now	\$47,300	2057	**	5	\$500	
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : Headers And Sill Throughout. Improper Installation								
	Aluminum	5%			2031	\$2,500	5	\$100	
Parapets									
	Concrete Masonry Unit	80%	2-4	\$24,600	LIFE	**	5	\$23,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Rail	10%	4+	\$8,300	2037	**	5	\$18,000	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations Throughout								
	Pre-Cast Concrete	10%	Now	\$20,200	LIFE	**	5	\$16,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Open Joints, Extent : Moderate, Area Affected : 25%								
	Location : Coping								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	100%	Now	\$2,400,200	2042	* *			1
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
		Location : Around Air Conditioning Units And Perimeter Walls							
		Ponding, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Over Shops And Throughout							
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$225,800	LIFE	* *	5	\$297,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Garage, Shops							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Garage, Shops							
	Mosaic Tile	5%	Now	\$439,600	2052	* *	5	\$10,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Bathrooms And Locker Rooms							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
		Location : Bathrooms And Locker Rooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 60%							
		Location : Bathrooms And Locker Rooms							
	Sheet Vinyl/Rubber	10%	Now	\$20,400	2037	* *	5	\$12,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Offices							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$31,800	2047	* *	5	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Bathrooms And Locker Rooms								
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Bathrooms And Locker Rooms								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Base Of Walls. Bathrooms And Locker Rooms								
	Concrete Masonry Unit	70%	Now	\$126,700	LIFE	* *	5	\$5,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Proximate To Window Openings								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Above Overhead Doors								
	Vertical Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Pilasters And Corners Of Mezzanine								
	Glass: Single Pane	2%	2-4	\$2,300	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Offices								
	Gypsum Board	3%	0-2	\$200	LIFE	* *	5	\$400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Coiling Doors	5%			2040	* *	5	\$4,900	
	Metal: Cage/Fence	5%			LIFE	* *			
	SGFT/Glazed Masonry	10%	2-4	\$8,700	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$155,400	2052	* *	5	\$8,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
	Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room								
	Exposed Struc: Steel	90%	Now	\$10,107,200	LIFE	* *			
	Paint Peeling, Extent : Moderate, Area Affected : 25%								
	Location : Garage, Shops								
	Water Penetration, Extent : Light, Area Affected : 25%								
	Location : Above Shops And Mezzanine And Transverse Expansion Joints								
	Other Observation, Extent : Severe, Area Affected : 15%								
	Location : Various Locations								
	Explanation : Fireproofing Compromised Due To Chronic Water Penetration								
Site Enclosure									

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	98%	Now	\$41,900	2042		* *		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Side And Rear Yards							
		Impact Damage, Extent : Moderate, Area Affected : 25%							
		Location : Side And Rear Yards							
	Exposed Struc: Steel	2%	0-2	\$3,500	LIFE		* *		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Main Security Gate							
		Other Observation, Extent : Moderate, Area Affected : 40%							
		Location : Main Security Gate							
		Explanation : Unit Inoperable							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$15,200	2045		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : At Curb Along Avenue D And Entry Apron To Side Lot							
	Parking/Driveway								
	Asphalt	100%	Now	\$805,200	2047		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : Side And Rear Lots							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 50%							
		Location : Side And Rear Lots							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2042	* *	5	\$300	
	Raceway								
	Conduit	100%			2042	* *	1		
	Panelboards								
	Fused Disc Sw	15%			2040	* *	5	\$200	
	Molded Case Bkrs	85%			2040	* *	5	\$1,600	
	Wiring								
	Thermoplastic	100%			2042	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2030	\$1,800	5		
	Motor Control Center	85%			2049	* *	5	\$1,600	
	Variable Frequency Drive	5%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
	Interior Lighting								
	Fluorescent	38%			2032	\$226,100	10	\$24,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices And Basement								
	Explanation : T-8 Lamps								
	HID	60%			2032	\$243,700	10	\$1,400	
	LED	2%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2032	\$57,500	10	\$8,500	
	Exit, Service	50%			2032	\$14,800	1		
	Exterior Lighting								
	HID	20%			2027	\$63,900	10		
	LED	10%			2040	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	\$25,700	1	\$5,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage And Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$53,000	1-3	\$13,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Toilets And Shops								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors.								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	75%	0-2	\$8,000	2040	* *	1	\$23,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 15 Rooftop Package Units. All Of Them Have Same Mechanical Defects.							
	Furnace	15%			2027	\$32,000	1	\$5,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage Ceiling							
		Explanation : 5 Units							
	Hot Water Boiler	10%			2037	* *	1	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	10%			2031	\$15,000	4	\$300	
	No Component	90%							
Terminal Devices									
	Air Handler	10%			2040	* *	1	\$4,300	
	Convactor/Radiator	10%			2030	\$56,000	1	\$2,300	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2036	* *	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : For Office Area							
		Explanation : 1 Unit. R-410a							
	Exterior Pkg Unit - Cooling	80%			2040	* *	2	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 13 Units. R-410a							
	Ext Pkg Unit - Heating/Cooling	15%			2040	* *	2	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Unit. R-410a							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2040	* *	2	\$2,400	
	No Component	95%							
Ventilation									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	25%	0-2	\$15,000	LIFE	* *	2-5	\$9,800	
Controller Not Working, Extent : Moderate, Area Affected : 80%									
Location : Building Management System.									
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$29,300	
Exhaust Fans									
	Roof	100%			2040	* *	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$13,700	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$4,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2032	\$947,200	1-2	\$19,700	
	Fire Pump								
	Generic	100%			2028	\$65,400	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$156,700	\$421,700
Interior Architecture		\$776,000
Mechanical		\$638,000
<b>Total</b>	<b>\$156,700</b>	<b>\$1,835,800</b>
Importance Code A	\$156,700	\$421,700
Importance Code B		\$1,414,100
<b>Total</b>	<b>\$156,700</b>	<b>\$1,835,800</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture				\$22,800
Interior Architecture	\$17,800			
Electrical	\$7,000	\$9,600	\$7,700	\$7,200
Mechanical	\$6,000	\$5,000	\$17,800	\$6,200
Site Enclosure				
Site Pavements				\$46,700
<b>Total</b>	<b>\$30,800</b>	<b>\$14,700</b>	<b>\$25,500</b>	<b>\$82,900</b>
Importance Code A			\$800	\$22,800
Importance Code B	\$22,000	\$14,700	\$24,700	\$13,500
Importance Code C	\$8,700			\$46,700
<b>Total</b>	<b>\$30,800</b>	<b>\$14,700</b>	<b>\$25,500</b>	<b>\$82,900</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**  
**E. 91ST MARINE TRANSFER STATION**  
**Asset # : 2014**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	25%			2045	**	5	\$111,300	
	Metal, Corrugated	40%			2058	**	1		
	Metal Coiling Doors	10%			2049	**	5	\$37,100	
	Pre-Cast Concrete	25%			LIFE	**	5	\$96,400	
Windows									
	Aluminum	50%			2054	**	5	\$16,200	
	Metal Louvers	50%			2045	**	10	\$101,100	
Roof									
	Metal Panel	100%			2049	**	10	\$269,700	
Soffits									
	Metal Panel	100%			2058	**	5-10	\$31,300	
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	**	5	\$324,800	
	Ceramic Tile	5%	Now	\$9,100	2045	**	5	\$4,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Men's Locker Room Bathroom								
	Poured Epoxy/Resin	5%			2030			\$451,300	
Interior Walls									
	Cast in Place Concrete	25%			LIFE	**			
	Ceramic Tile	10%			2045	**	5	\$17,500	
	Concrete Masonry Unit	40%			LIFE	**	5	\$28,000	
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	Exposed Struc: Concrete	20%			LIFE	**	5	\$5,100	
	Exposed Struc: Steel	70%			LIFE	**			
	Metal Panel	10%			LIFE	**	5	\$20,300	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	20%			2049	**	5-10	\$16,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Perimeter Walkway								
	Explanation : This Is Actually Stainless Steel Railing								
	Chain Link	30%			2058	**			
	Iron Picket	5%			2076	**			
	Metal: Cage/Fence	45%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Ramp Areas								
	Explanation : These Are Actually Painted Metal Screens								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	60%			2045	**			
	Panel/Paver: Cer/Brk	40%			2048	**	5	\$93,300	

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**  
**E. 91ST MARINE TRANSFER STATION**  
**Asset # : 2014**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2052	* *	5	\$1,600	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Switchboard Room					
				Explanation : Two 3200 Ampere Switches					
	Transformers								
	Dry Type	100%			2045	* *	5	\$200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mezzanine And Switchboard Room					
				Explanation : Various Sizes					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2052	* *	5	\$1,600	
	Raceway								
	Conduit	100%			2052	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2048	* *	5	\$1,600	
	Wiring								
	Thermoplastic	100%			2052	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2045	* *	5		
	Motor Control Center	50%			2045	* *	5	\$900	
	Variable Frequency	40%			2045	* *			
	Drive								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Fire Pump Room					
				Explanation : Ground Observed					
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2045	* *	1	\$19,200	
	Generators								
	Diesel	100%			2041	* *	1	\$24,100	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Generator					
				Explanation : Size Unknown					
	Batteries								
	Lead/Acid	50%			2026	\$1,200	5	\$1,200	
	Lead/Acid	50%			2026	\$1,200	5	\$1,200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Emergency Power Room					
				Explanation : Load Bank Observed					

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	100%			2048	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator									
Explanation : 1500 Gallons									
Lighting									
	Interior Lighting								
	LED	100%			2037	**			
	Egress Lighting								
	Emergency, Service	50%			2037	**	1		
	Exit, Service	50%			2037	**	1		
	Exterior Lighting								
	LED	10%			2037	**			
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$7,000	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$11,900	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2052	**	1		
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	70%			2033	\$638,000	2	\$2,700	
	Split Unit	30%			2037	**			
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,800	
	Exhaust Fans								
	Interior	100%			2037	**	2	\$1,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
	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**  
**E. 91ST MARINE TRANSFER STATION**  
**Asset # : 2014**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2037	* *	1	\$3,800	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%		2052	* *	1-5	\$32,600	
	Sprinkler							
	Generic	100%		2052	* *	1-2	\$17,500	
	Fire Pump							
	Generic	100%		2041	* *	1	\$11,600	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : ENCUMBRANCE DEPOT GARAGE 70-A  
**Address** : 66 SWAN STREET @ VAN DUZER ST.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0070.000 / 14780 **Yr Built/Renovated** : 1899 / 2014  
**Area Sq Ft** : 12,500 **Project Type** : SANITATION  
**Date of Survey** : 05-Aug-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 504 **Lot** : 49 **BIN** : 5013317

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$380,100	\$259,400
Interior Architecture	\$220,300	
Electrical	\$69,200	\$5,200
Mechanical		\$337,900
Site Pavements		\$695,700
<b>Total</b>	<b>\$669,600</b>	<b>\$1,298,100</b>
Importance Code A	\$380,100	\$259,400
Importance Code B	\$160,200	\$343,100
Importance Code C	\$129,300	\$695,700
<b>Total</b>	<b>\$669,600</b>	<b>\$1,298,100</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,700	\$5,100		
Interior Architecture	\$56,600	\$1,100		\$100
Electrical		\$10,900	\$100	
Mechanical	\$1,800	\$25,600	\$2,000	\$1,800
Site Enclosure	\$18,900			
Site Pavements	\$16,400			
<b>Total</b>	<b>\$114,600</b>	<b>\$42,700</b>	<b>\$2,100</b>	<b>\$1,900</b>
Importance Code A	\$21,900	\$10,200	\$1,200	\$1,200
Importance Code B	\$53,200	\$32,500	\$1,000	\$700
Importance Code C	\$39,400			
<b>Total</b>	<b>\$114,600</b>	<b>\$42,700</b>	<b>\$2,100</b>	<b>\$1,900</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**  
**ENCUMBRANCE DEPOT GARAGE 70-A**  
**Asset # : 14780**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
	Masonry: Brick	45%	Now	\$174,700	LIFE	* *	5	\$10,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Northeast Corner Of Building									
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal, Corrugated	10%			2051	* *	1		
	Metal Coiling Doors	5%			2029	\$125,900	5	\$3,800	
	Stucco Cement	10%			2029	\$133,500	5	\$6,000	
	Wood	10%	Now	\$51,000	2051	* *	5	\$6,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : North Elevation									
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Wood Fascias Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%									
Location : Wood Shingles On East Elevation									
	Wood Overhead Doors	15%	Now	\$101,500	2051	* *	5	\$9,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Aluminum	40%	Now	\$16,700	2039	* *	5	\$600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Steel	40%	Now	\$52,800	2056	* *	5	\$7,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	No Component	20%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : East Elevation									
Explanation : Windows Are Missing									
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$500	
	Masonry: Brick	90%			LIFE	* *	5	\$500	
Roof									
	Asphalt Shingle	60%	Now	\$4,000	2034	\$40,000			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : At Dormer Locations									
	Modified Bitumen	40%			2036	* *	10	\$5,100	
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$26,000	LIFE	* *	5	\$34,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : First Floor Garage Area									
	Quarry Tile	5%			2036	* *	5	\$1,300	
	Vinyl Tile	5%	Now	\$1,200	2031	\$23,400	3	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$3,000	LIFE	**	5	\$700	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Bathroom On 1st Floor							
	Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 40% Location : At Dormer Locations On 2nd Floor Water Penetration, Extent : Moderate, Area Affected : 20% Location : At Dormer Locations On 2nd Floor							
	Masonry: Brick	85%	Now	\$129,300	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Gymnasium Room Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : Gymnasium Room Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%			2036	**	5	\$900	
	Exposed Struc: Concrete	45%	Now	\$22,500	LIFE	**	5	\$1,200	
		Paint Peeling, Extent : Moderate, Area Affected : 50% Location : Throughout 1st Floor Ceiling Water Penetration, Extent : Moderate, Area Affected : 20% Location : Various Areas On 1st Floor Ceiling							
	Exposed Struc: Steel	5%			LIFE	**			
	Exposed Struc: Wood	40%	Now	\$91,100	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25% Location : Gymnasium And Wood Shop Dry Rot/Decay, Extent : Moderate, Area Affected : 60% Location : Gymnasium And Wood Shop							
	Gypsum Board	5%	Now	\$2,900	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : At Dormers And Wood Shop On 2nd Floor							
Site Enclosure									
	Fence/Gates								
	Chain Link	85%	4+	\$18,900	2051	**			
		Impact Damage, Extent : Moderate, Area Affected : 15% Location : South Side Of Rear Yard							
	Masonry: Brick	15%			2041	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2029				

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	14%	2-4	\$2,500	2036	**
------------------------	-----	-----	---------	------	----

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Yard Area At Northeast Corner Of Building*

Cast in Place Concrete	86%			2036	**
------------------------	-----	--	--	------	----

Parking/Driveway

Asphalt	100%	Now	\$13,900	2034	\$695,700
---------	------	-----	----------	------	-----------

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : North Side Of Building*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2051	**	5	\$300
------------------	------	--	--	------	----	---	-------

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

*Location : 2nd Floor*

*Explanation : Main Service Switch Rated At 200 Amperes.*

Transformers

Dry Type	100%			2044	**	5
----------	------	--	--	------	----	---

Raceway

Conduit	50%			2031	\$2,200	1
---------	-----	--	--	------	---------	---

Conduit	50%			2051	**	1
---------	-----	--	--	------	----	---

Panelboards

Fused Knife Sw	5%			2030	\$500	5
----------------	----	--	--	------	-------	---

Molded Case Bkrs	70%			2047	**	5	\$200
------------------	-----	--	--	------	----	---	-------

Molded Case Bkrs	25%			2030	\$2,400	5	\$100
------------------	-----	--	--	------	---------	---	-------

Wiring

Braided Cloth	25%			2030	\$2,200	1
---------------	-----	--	--	------	---------	---

Thermoplastic	75%			2051	**	1
---------------	-----	--	--	------	----	---

Motor Controllers

Locally Mounted	100%			2029	\$22,400	5	\$100
-----------------	------	--	--	------	----------	---	-------

Ground

Grounding Devices

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2026	\$69,200	10	\$9,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	6%			2031	\$5,200	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2031	\$14,500	10		
	Incandescent	2%			2026	\$1,600	2		
	LED	2%			2039	* *			
Egress Lighting									
	Exit, Battery	100%			2031	\$14,100	10	\$800	
Exterior Lighting									
	HID	100%			2036	* *	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Buried							
		Explanation : One 1000 Gallon Tank							
	Conversion Equipment								
	Furnace	10%			2026	\$3,800	1	\$600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Above Supervisor Office							
		Explanation : Unit Serves Supervisor Office							
	Steam Boiler	90%			2036	* *	1	\$11,100	
	Distribution								
	Steam Piping/Pump	100%			2031	\$97,800			
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$99,800	1	\$4,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Split Unit	5%			2031	\$14,500			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Ceiling							
		Explanation : Serves Lavatory And Classroom							
	Window/Wall Unit	30%			2026	\$13,900	1		
	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**  
**ENCUMBRANCE DEPOT GARAGE 70-A**  
**Asset # : 14780**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	* *	2	\$800	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2041	* *	1		
	Galvanized Steel	90%			2029	\$140,300	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Water Heater With Tanks								
	Electric	10%			2026	\$2,300	4		
	Electric	30%			2030	\$6,900	4		
	Gas Fired	60%			2030	\$10,000	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$6,300	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$53,800
Interior Architecture		\$65,800
Electrical	\$77,000	\$192,500
Mechanical	\$129,500	\$102,400
Site Pavements		\$370,900
<b>Total</b>	<b>\$206,500</b>	<b>\$785,400</b>
Importance Code A	\$129,500	\$53,800
Importance Code B	\$77,000	\$360,700
Importance Code C		\$370,900
<b>Total</b>	<b>\$206,500</b>	<b>\$785,400</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$74,600			
Interior Architecture	\$2,000			
Electrical	\$1,000	\$103,300		
Mechanical	\$33,100	\$31,100	\$1,800	\$1,600
Site Enclosure	\$7,000			
Site Pavements	\$12,000			
<b>Total</b>	<b>\$129,600</b>	<b>\$134,400</b>	<b>\$1,800</b>	<b>\$1,600</b>
Importance Code A	\$75,300	\$1,000	\$1,000	\$1,000
Importance Code B	\$35,300	\$133,400	\$700	\$600
Importance Code C	\$19,000			
<b>Total</b>	<b>\$129,600</b>	<b>\$134,400</b>	<b>\$1,800</b>	<b>\$1,600</b>



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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$2,500	
Metal Panel	80%	4+	\$26,200	2041	**	5	\$37,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Base Flashing Throughout								
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Various Locations - All Facades								
Metal Sect. OHD	18%	Now	\$48,400	2036	**	5	\$7,100	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : West Elevation								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : All Doors								
Explanation : Paint Peeling, Corrosion - Perimeter Of Frames								
Windows								
Aluminum	100%			2039	**	5	\$600	
Roof								
Metal Panel	95%			2044	**	10	\$53,800	
Skylight, Metal/Glass	5%			2051	**	10	\$5,200	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$65,800	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,400	
Gypsum Board	5%			LIFE	**	5	\$700	
No Component	80%							
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$2,000	2036	**	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Entrance								
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	88%			LIFE	**	5	\$33,100	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%	Now	\$2,900	2036	**	5	\$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : South Elevation At Sea Wall								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side Of Building								
Explanation : This Is Actually A Metal Rail Bolted To The Top Of The Sea Wall								
Chain Link	80%	Now	\$4,100	2041	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : East Yard Area								
Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : East Yard Area								

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

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete

100%

2051

\* \*

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

*Location : South Side Of Building*

*Explanation : This Is Actually A Sea Wall/bulkhead*

Site Pavements

On-Site Walkways

Asphalt

40%

2-4

\$2,700

2034

\$9,000

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

*Location : Adjacent To East Yard Area*

Cast in Place Concrete

60%

2036

\* \*

Parking/Driveway

Asphalt

50%

2034

\$185,400

Asphalt

50%

0-2

\$9,300

2034

\$185,400

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

*Location : East Yard Area*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

Now

\$700

2041

\* \*

5

1

*Not in Service, Extent : Severe, Area Affected : 50%*

*Location : Transformer On Utility Pole*

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

*Location : Electrical Room*

*Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$31,800

5

\$500

Raceway

Conduit

100%

2031

\$4,300

1

Panelboards

Fused Disc Sw

10%

2030

\$1,900

5

Molded Case Bkrs

90%

2030

\$17,500

5

\$500

Wiring

Thermoplastic

100%

2031

\$8,800

1

Motor Controllers

Locally Mounted

100%

2029

\$33,700

5

\$100

Ground

Grounding Devices

Not Accessible

100%

Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2026	\$28,800	10	\$3,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Storage And Bathroom							
	HID	80%	Now	\$77,000	2031	\$192,500			
		Damaged Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Egress Lighting									
	Emergency, Battery	50%			2026	\$17,100	10	\$2,500	
	Exit, Service	50%			2026	\$3,400	1		
Exterior Lighting									
	HID	50%			2026	\$47,400	10		
	No Component	50%							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Ground In Back Of Building							
		Explanation : One 4,000 Gallon Tank							
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$129,500	2051	* *	1	\$9,300	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room Accessed From Outside Of Main Building							
		Explanation : One No.2 Oil Burning Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$8,900	2030	\$44,400	4	\$1,000	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : One Of Two Pumps in Mechanical Room							
Terminal Devices									
	Convactor/Radiator	15%			2029	\$24,900	1	\$1,000	
	Unit Heater - Hot Water	85%			2031	\$102,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	\$2,800	1		
Conversion Equipment									
	Window/Wall Unit	5%			2025	\$3,800	1		
	No Component	95%							

**Ventilation**

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$19,700	2031	\$39,400	2	\$500	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Electric	100%			2026	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	50%			2031	\$4,500	1	\$600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
	Generic	50%			2036	* *	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Courtyard							
		Explanation : Serves Tractor Repair Shop							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$10,500	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$682,100	\$101,300
Interior Architecture	\$79,100	
Electrical	\$122,100	\$228,700
Site Pavements	\$108,800	
<b>Total</b>	<b>\$992,200</b>	<b>\$330,100</b>
Importance Code A	\$682,100	\$154,300
Importance Code B	\$201,200	\$175,800
Importance Code C	\$108,800	
<b>Total</b>	<b>\$992,200</b>	<b>\$330,100</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$176,000	\$7,700		
Interior Architecture	\$41,300			
Electrical	\$7,900	\$40,300		
Mechanical	\$700	\$22,900	\$700	\$700
<b>Total</b>	<b>\$225,900</b>	<b>\$71,000</b>	<b>\$700</b>	<b>\$700</b>
Importance Code A	\$177,800	\$8,400	\$700	\$700
Importance Code B	\$28,600	\$62,600		\$100
Importance Code C	\$19,400			
<b>Total</b>	<b>\$225,900</b>	<b>\$71,000</b>	<b>\$700</b>	<b>\$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		
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	\$95,300	LIFE	**	5	\$13,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Masonry: Brick	45%	Now	\$131,200	LIFE	**	5	\$8,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : All Facades								
	Vertical Cracks, Extent : Moderate, Area Affected : 50%								
	Location : Corners Of Building								
	Metal Panel	20%	Now	\$11,700	2041	**	5	\$6,800	
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Corners								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Sect. OHD	10%			2036	**	5	\$5,700	
	Metal Sect. OHD	5%	Now	\$32,100	2051	**	5	\$1,400	
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Broken, Corroded And Missing Elements								
	Weathering Steel	5%	Now	\$15,700	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : Gantry Supports								
	Explanation : Corrosion / Rusting - Structural Steel Columns								
Windows									
	Metal Louvers	100%	Now	\$10,100	2034	\$101,300			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$47,800	LIFE	**	5	\$10,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Masonry: Brick	65%	Now	\$216,500	LIFE	**	5	\$8,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	No Component	25%							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	50%	Now	\$186,700	2041	**			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
	Metal Panel	25%	Now	\$23,300	2036	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Above Gantry Garage							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Gantry Garage							
	Modified Bitumen	15%			2026	\$52,400	10	\$4,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Skylight, Plastic	10%	4+	\$35,200	2036	**	1		
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Asphalt Poured	30%	Now	\$3,500	2036	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Gantry Garage Area							
	Cast in Place Concrete	70%	2-4	\$18,500	LIFE	**	5	\$24,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout Storage Area							
Interior Walls									
	Cast in Place Concrete	5%	Now	\$19,400	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Concrete Columns In Shop Area							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Concrete Columns In Shop Area							
	Concrete Masonry Unit	30%			LIFE	**	5	\$3,100	
	Masonry: Brick	35%			LIFE	**			
	No Component	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : In Gantry Area							
		Explanation : No Interior Walls							

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

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

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

## Interior

## Ceilings

Exposed Struc: Concrete      70%    Now      \$79,100    LIFE      \* \*      5      \$1,700

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

*Location : Storage Area*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 15%*

*Location : Shop Area*

Exposed Struc: Steel      30%      LIFE      \* \*

## Site Pavements

## Parking/Driveway

Cast in Place Concrete      100%    Now      \$108,800    2036      \* \*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw      50%    4+      \$100    2031      \$7,400    5

*Enclosure Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Electrical Room*

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

*Location : Electrical Room*

*Explanation : One 1,200 Ampere Main Switch*

Molded Case Bkrs      50%    4+      \$1,100    2031      \$52,900    5      \$100

*Enclosure Corroded, Extent : Moderate, Area Affected : 5%*

*Location : Electrical Room*

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

*Location : Electrical Room*

*Explanation : One 1,600 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs      100%      2031      \$105,800    5      \$300

## Raceway

Conduit      100%      2031      \$25,100    1

## Panelboards

Fused Disc Sw      10%      2030      \$3,900    5

Molded Case Bkrs      90%      2030      \$35,100    5      \$300

## Wiring

Thermoplastic      100%      2031      \$28,000    1

## Motor Controllers

Locally Mounted      100%      2029      \$70,000    5      \$100

## Ground

## Grounding Devices

Not Accessible      100%

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	15%			2026	\$28,800	10	\$1,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Storeroom And Bathroom							
	HID	80%			2026	\$122,100	10	\$300	
	HID	5%	Now	\$1,500	2041	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Shop							
Egress Lighting									
	Emergency, Battery	20%	Now	\$4,300	2041	* *			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Emergency, Battery	30%			2026	\$6,500	10	\$1,000	
	Exit, Service	30%			2026	\$1,700	1		
	Exit, Service	20%	Now	\$700	2041	* *	1		
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	LED	50%			2031	\$34,500			
	No Component	50%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground Vault							
		Explanation : One 5,000 Gallon Tank							
	Conversion Equipment								
	Furnace	100%			2031	\$40,100	1	\$6,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2026	\$4,900	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	50%			2026	\$12,500	2	\$200	
	Wall Unit	50%			2026	\$2,800	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$2,730,800	\$245,000
Interior Architecture	\$891,000	\$99,000
Electrical	\$601,000	\$127,000
Mechanical	\$219,000	\$1,573,700
Site Pavements	\$185,800	
<b>Total</b>	<b>\$4,627,600</b>	<b>\$2,044,700</b>
Importance Code A	\$2,730,800	\$308,500
Importance Code B	\$1,711,000	\$1,736,200
Importance Code C	\$185,800	
<b>Total</b>	<b>\$4,627,600</b>	<b>\$2,044,700</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,200			
Interior Architecture	\$157,100			\$1,000
Electrical	\$42,200	\$32,600		
Mechanical	\$7,500	\$44,300	\$14,400	\$7,500
<b>Total</b>	<b>\$240,000</b>	<b>\$76,900</b>	<b>\$14,400</b>	<b>\$8,500</b>
Importance Code A	\$41,500	\$6,900	\$6,900	\$6,900
Importance Code B	\$111,400	\$69,900	\$7,500	\$1,500
Importance Code C	\$87,100			
<b>Total</b>	<b>\$240,000</b>	<b>\$76,900</b>	<b>\$14,400</b>	<b>\$8,500</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**  
**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	\$192,500	LIFE	* *	5	\$32,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
	Location : All Facades Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : All Facades Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 30%								
	Location : All Facades Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : All Facades Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : All Facades Throughout								
	Concrete Masonry Unit	10%	Now	\$13,800	LIFE	* *	5	\$1,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Masonry: Brick	50%	Now	\$211,900	LIFE	* *	5	\$13,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : At Corners And Wall Penetrations								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : At Wall Penetrations Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	5%	Now	\$1,700	2041	* *	5	\$2,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Additions On South And West Elevations								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : Additions On South And West Elevations								
	Metal Sect. OHD	10%			2029	\$93,400	5	\$8,200	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	15%	Now	\$90,300	2039	* *	5	\$2,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Steel	75%	Now	\$1,068,000	2056	* *	5	\$151,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Wood	10%	Now	\$76,100	2056	* *	5	\$16,200	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Parapets									
	Cast in Place Concrete	80%	Now	\$108,300	LIFE	* *	5	\$31,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : All Sides Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : All Sides Throughout							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Concrete Masonry Unit	15%	Now	\$3,500	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Metal Rail	5%	Now	\$1,300	2036	* *	5	\$1,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$104,000	2041	* *			
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : At Bulkhead							
	IRMA/Protected Membrane	40%	Now	\$337,200	2041	* *			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage Area							
	Metal Panel	10%	4+	\$13,000	2036	* *			
		Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
	Modified Bitumen	30%	Now	\$292,100	2041	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Drains Clogged, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Skylight, Metal/Glass	10%	Now	\$250,300	2041	* *			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	85%	4+	\$188,000	LIFE	* *	5	\$99,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Vinyl Tile	15%	Now	\$64,600	2041	* *	3	\$3,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : First Floor Corridor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : First Floor Corridor							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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
Interior									
Interior Walls									
	Concrete Masonry Unit	80%	4+	\$38,400	LIFE	* *	5	\$8,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Gypsum Board	10%			LIFE	* *	5	\$1,600	
	Masonry: Brick	10%	Now	\$48,700	LIFE	* *			
	Vertical Cracks, Extent : Moderate, Area Affected : 35%								
	Location : Roof Stair								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$47,200	2051	* *	5	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Men's Restroom								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Mezzanine Offices								
	Exposed Struc: Concrete	90%	Now	\$638,300	LIFE	* *	5	\$13,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Exposed Struc: Steel	5%	Now	\$22,800	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Auto Repair Area								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$60,400	2036	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$125,400	2036	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Potholes, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%	4+	\$1,300	2031	\$63,500	5	\$900	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2036	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 75 Kilovolt-ampere									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$63,500	5	\$1,800	
Raceway									
	Conduit	100%			2031	\$36,000	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$4,800	5	\$200	
	Molded Case Bkrs	90%			2030	\$43,600	5	\$1,700	
Wiring									
	Braided Cloth	50%	2-4	\$16,300	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2031	\$16,300	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$17,800	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,000	
Lighting									
Interior Lighting									
	Fluorescent	10%			2026	\$59,400	10	\$6,400	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Lunch Room, Storage, Bathroom And Locker Room									
	Fluorescent	10%	Now	\$23,800	2041	* *			
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	HID	80%			2026	\$324,500	10	\$1,800	
Egress Lighting									
	Emergency, Battery	50%			2026	\$57,400	10	\$8,500	
	Exit, Service	50%			2026	\$14,800	1		
Exterior Lighting									
	HID	50%			2026	\$159,600	10	\$100	
	No Component	50%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$21,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground Vault In Yard							
		Explanation : One 20,000 Gallon Tank							
	Conversion Equipment								
	Steam Boiler	100%			2036	* *	1	\$69,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One No.2 Oil Burning Steam Boiler							
	Distribution								
	Steam Piping/Pump	100%			2041	* *			
	Terminal Devices								
	Convactor/Radiator	5%			2029	\$28,000	1	\$1,100	
	Unit Heater - Steam	95%			2031	\$369,400	4	\$6,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2026	\$25,900	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$132,800	2041	* *	2	\$1,700	
		Broken, Extent : Moderate, Area Affected : 40%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$873,500	1		
	Water Heater With Tanks								
	Oil Fired	100%			2025	\$86,200	1		
	HW Heat Exchanger								
	Steam Fired	100%			2031	\$330,900	4	\$6,900	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2031	\$30,600	1	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside In Courtyard							
		Explanation : Water Main Also Serves The Boat House							
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : FRESH KILLS II EQUIPMENT WASH BLDG.  
**Address** : S. OF VICTORY BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0012.020 / 2012 **Yr Built/Renovated** : 1985 / 2002  
**Area Sq Ft** : 4,334 **Project Type** : SANITATION  
**Date of Survey** : 22-Jun-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2685 **Lot** : 100 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$50,100
Site Pavements		\$256,200
<b>Total</b>		<b>\$306,300</b>
Importance Code B		\$50,100
Importance Code C		\$256,200
<b>Total</b>		<b>\$306,300</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$16,000			
Interior Architecture	\$14,400			
Electrical	\$22,300	\$14,300		
Mechanical	\$18,800	\$9,100	\$400	\$200
Site Enclosure	\$2,900			
Site Pavements	\$12,800			
<b>Total</b>	<b>\$87,200</b>	<b>\$23,400</b>	<b>\$400</b>	<b>\$200</b>
Importance Code A	\$17,500	\$200	\$200	\$200
Importance Code B	\$47,600	\$23,200	\$200	
Importance Code C	\$22,100			
<b>Total</b>	<b>\$87,200</b>	<b>\$23,400</b>	<b>\$400</b>	<b>\$200</b>



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

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

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

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

**Asset # : 2012**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,400	
	Metal Panel	88%	Now	\$16,000	2051	**	5	\$23,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Perimeter At Foundation Wall									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Various Locations - All Facades									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Explanation : Vegetation Growth									
	Metal Sect. OHD	10%			2044	**	5	\$4,400	
Windows									
	Metal Louvers	5%			2034	\$11,400	10	\$1,300	
	No Component	95%							
Roof									
	Metal Panel	100%			2044	**	10	\$20,200	
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$12,800	
Interior Walls									
	Concrete Masonry Unit	20%			LIFE	**	5	\$300	
	Metal Panel	80%	Now	\$6,300	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Base Of Walls									
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**			
	Fiber Board	90%	Now	\$8,000	2036	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Wash Area									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$2,900	2041	**			
Impact Damage, Extent : Moderate, Area Affected : 2%									
Location : Entrance To Driveway Area									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Explanation : Vegetation Growth									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			
Parking/Driveway									
	Asphalt	100%	4+	\$12,800	2034	\$256,200			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II EQUIPMENT WASH BLDG.**  
**Asset # : 2012**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	30%	4+	\$400	2031	\$1,100	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Molded Case Bkrs	54%	4+	\$900	2031	\$17,100	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1,000 Ampere Main Breaker							
	Molded Case Bkrs	16%			2031	\$5,100	5		
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$31,800	5	\$100	
Raceway									
	Conduit	100%			2031	\$4,300	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$1,000	5		
	Molded Case Bkrs	90%			2030	\$8,800	5	\$100	
Wiring									
	Thermoplastic	100%			2031	\$8,800	1		
Motor Controllers									
	Locally Mounted	13%	4+	\$900	2029	\$1,500	5		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Overhead Door Controller							
	Locally Mounted	87%			2029	\$9,800	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	HID	100%	Now	\$20,100	2031	\$50,100			
		Damaged Fixtures, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Egress Lighting									
	Emergency, Battery	50%			2026	\$3,200	10	\$500	
	Exit, Service	50%			2026	\$600	1		
Exterior Lighting									
	HID	50%			2026	\$9,900	10		
	No Component	50%							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2012**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$1,300	
	Conversion Equipment								
	Furnace	100%			2031	\$13,200	1	\$2,100	
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : Main Floor								
	Explanation : 3 Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%	2-4	\$18,600	LIFE	* *	2-5	\$1,200	
	Corroded, Extent : Severe, Area Affected : 90%								
	Location : 1st Floor								
	No Component	50%							
	Exhaust Fans								
	Roof	100%			2026	\$8,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	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.*

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 12-Aug-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 2508 **Lot** : 1 **BIN** : 3064006

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,195,400	\$512,000
Interior Architecture	\$1,040,400	\$138,100
Electrical	\$818,600	\$1,138,500
Site Pavements	\$86,700	
<b>Total</b>	<b>\$3,141,100</b>	<b>\$1,788,600</b>
Importance Code A	\$1,195,400	\$734,200
Importance Code B	\$1,859,000	\$1,054,300
Importance Code C	\$86,700	
<b>Total</b>	<b>\$3,141,100</b>	<b>\$1,788,600</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,200			
Interior Architecture	\$147,900			\$500
Electrical	\$64,400	\$5,600	\$5,800	\$6,700
Site Enclosure	\$6,100			
Site Pavements	\$19,900			
<b>Total</b>	<b>\$275,500</b>	<b>\$5,600</b>	<b>\$5,800</b>	<b>\$7,200</b>
Importance Code A	\$37,200			
Importance Code B	\$110,300	\$5,600	\$5,800	\$7,200
Importance Code C	\$128,000			
<b>Total</b>	<b>\$275,500</b>	<b>\$5,600</b>	<b>\$5,800</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**  
**GREENPOINT MARINE TRANSFER STA.**

**Asset # : 2017**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$722,300	2044	* *	5	\$209,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Building Is Unoccupied Used As A Warehouse							
Windows									
	Aluminum	10%	Now	\$31,700	2059	* *	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Office							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%							
		Location : Office							
	Fiberglass Panel	85%	Now	\$123,500	2042	* *	5	\$10,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%	2-4	\$5,500	2037	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Soffits									
	Cast in Place Concrete	100%	Now	\$349,600	LIFE	* *	5	\$302,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : East And West Elevations							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : East And West Elevations							

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**  
**GREENPOINT MARINE TRANSFER STA.**

**Asset # : 2017**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$104,900	LIFE	* *	5	\$138,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ceramic Tile	5%	Now	\$217,200	2049	* *	5	\$2,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Office								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
	Location : Office								
	Vinyl Tile	5%	Now	\$106,400	2044	* *	3	\$1,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Wood	10%	Now	\$46,000	2062	* *	5	\$7,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	20%	Now	\$29,800	LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Structural Column Lower Level								
	Concrete Masonry Unit	45%	Now	\$41,400	LIFE	* *	5	\$3,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Equipment Room								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Exterior Walls								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : Equipment Room								
	Explanation : Lintel Supporting Concrete Masonry Unit Wall At Equipment Room Severely Corroded								
	SGFT/Glazed Masonry	35%	Now	\$30,800	LIFE	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Offices								

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

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

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

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

**Asset # : 2017**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%	Now	\$64,100	2054	* *	5	\$2,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Concrete	25%	Now	\$288,600	LIFE	* *	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Level							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Lower Level							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Lower Level							
	Exposed Struc: Steel	70%	0-2	\$259,200	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Garbage Disposal Area							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	50%			2069	* *			
	Chain Link	50%	Now	\$6,100	2044	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Swing Gates							
Site Pavements									
	On-Site Walkways								
	Asphalt	95%	Now	\$19,900	2037	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Cast in Place Concrete	5%			2039	* *			
	Parking/Driveway								
	Asphalt	100%	Now	\$86,700	2037	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Ramp							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$222,300	5	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 1,200 Ampere Main Disconnect Switches							

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Transformers								
	Dry Type	100%			2032	\$26,100	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Kilovolt Ampere 480 Volt/208/120 Volt							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$222,300	5	\$1,600	
	Raceway								
	Conduit	100%	Now	\$55,200	2064	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Rusted Conduits							
	Panelboards								
	Molded Case Bkrs	2%			2033	\$2,500	5		
	Molded Case Bkrs	98%	Now	\$124,200	2059	* *	5	\$800	
		Enclosure Corroded, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Wiring								
	Braided Cloth	90%	Now	\$57,900	2059	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Thermoplastic	10%			2034	\$6,400	1		
	Motor Controllers								
	Locally Mounted	10%			2032	\$5,800	5		
	Motor Control Center	90%	Now	\$175,800	2054	* *	5	\$700	
		Enclosure Corroded, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
Ground									
	Grounding Devices								
	Generic	100%	Now	\$10,200	LIFE	* *	5	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Incandescent	40%	Now	\$254,800	2044	* *	2	\$400	
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Building Interior							
	LED	60%			2034	\$636,900			
	Egress Lighting								
	Emergency, Battery	50%	0-2	\$43,200	2044	* *			
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Inside The Building							
	Exit, Battery	50%			2039	* *	10	\$1,800	
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Inside The Building							

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

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site 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>System Component Type</b>	<b>% of Total</b>	<b>Fail 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**

Exterior Lighting

HID	20%			2029	\$54,600	10		
No Component	80%							

**Alarm**

Security System

Generic	100%	0-2	\$11,000	2042	* *	1	\$20,100	
---------	------	-----	----------	------	-----	---	----------	--

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

*Location : Building Entrance*

Fire/Smoke Detection

Generic, Digital	100%	Now	\$150,900	2044	* *	1-3	\$33,500	
------------------	------	-----	-----------	------	-----	-----	----------	--

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

*Location : Building Interior*

*Explanation : No Devices Connected To The Existing Control Panel.*

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

**Heating**

Terminal Devices

No Component	40%							
No Component	60%							

**Air Conditioning**

Conversion Equipment

No Component	95%							
No Component	5%							

**Ventilation**

Exhaust Fans

No Component	40%							
No Component	60%							

**Plumbing**

H/C Water Piping

No Component	40%							
No Component	60%							

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

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$378,000
Interior Architecture	\$164,400	\$3,446,500
Mechanical		\$161,100
<b>Total</b>	<b>\$164,400</b>	<b>\$3,985,700</b>
Importance Code A		\$378,000
Importance Code B	\$164,400	\$3,607,700
<b>Total</b>	<b>\$164,400</b>	<b>\$3,985,700</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,400	\$33,400	\$12,100	
Interior Architecture	\$4,400		\$4,400	
Electrical	\$16,700	\$21,900	\$19,300	\$19,600
Mechanical	\$11,800	\$14,200	\$30,500	\$14,200
Site Enclosure	\$7,100			
<b>Total</b>	<b>\$42,400</b>	<b>\$69,500</b>	<b>\$66,300</b>	<b>\$33,800</b>
Importance Code A	\$3,400	\$35,300	\$13,500	\$1,900
Importance Code B	\$27,500	\$34,200	\$48,500	\$31,900
Importance Code C	\$11,500		\$4,400	
<b>Total</b>	<b>\$42,400</b>	<b>\$69,500</b>	<b>\$66,300</b>	<b>\$33,800</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 AVE MARINE TRANSFER STA**  
**Asset # : 14998**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal, Corrugated	65%			2051	* *	1		
	Metal Sect. OHD	5%			2044	* *	5	\$18,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Overhead Door									
Explanation : Vinyl And Rubber Overhead Curtain Door									
	Pre-Cast Concrete	15%			LIFE	* *	5	\$57,900	
	Window Wall	15%			2041	* *	5	\$66,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Window Wall									
Explanation : Polycarbonate Panels									
Windows									
	Aluminum	75%			2047	* *	5	\$24,300	
Other Observation, Extent : Light, Area Affected : 75%									
Location : Ground Floor Windows									
Explanation : Metal Security Screen In Front									
	Metal Louvers	25%			2040	* *	10	\$50,500	
Roof									
	Metal Panel	100%			2044	* *	10	\$269,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Roof Is Inaccessible, Seen From Afar									
Soffits									
	Metal Panel	100%	0-2	\$2,400	2051	* *	5	\$8,500	
Deformed/Dented, Extent : Moderate, Area Affected : 5%									
Location : Mechanics Bay Ramp									
Interior									
Floors									
	Cast in Place Concrete	60%	Now	\$164,400	LIFE	* *	5	\$216,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Tipping And Processing Floor Drains									
	Mosaic Tile	5%			2044	* *	5	\$20,600	
	Poured Epoxy/Resin	35%			2029	\$3,159,000			

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**  
**HAMILTON AVE MARINE TRANSFER STA**  
**Asset # : 14998**

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

## Interior

## Interior Walls

Cast in Place Concrete	20%			LIFE		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Painted Surface</i>									

Ceramic Tile	5%			2040		**	5	\$8,700	
Concrete Masonry Unit	20%			LIFE		**	5	\$14,000	

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Painted Surface*

Metal Panel	33%			LIFE		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Exposed Metal Panel And Structural Steel Members</i>									

Metal Coiling Doors	1%			2047		**	5	\$8,700	
SGFT/Glazed Masonry	21%			LIFE		**			

## Ceilings

Exposed Struc: Concrete	30%			LIFE		**	5	\$7,600	
Exposed Struc: Steel	35%			LIFE		**			
Metal Panel	35%			LIFE		**	5	\$71,100	

## Site Enclosure

## Fence/Gates

Chain Link	50%			2051		**			
Iron Picket	50%	4+	\$7,100	2066		**			
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>									
<i>Location : Hamilton Avenue</i>									

## Free Standing Walls

Cast in Place Concrete	100%			2066		**			
------------------------	------	--	--	------	--	----	--	--	--

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2044		**			
------------------------	------	--	--	------	--	----	--	--	--

## On-Site Walkways

Cast in Place Concrete	100%			2044		**			
------------------------	------	--	--	------	--	----	--	--	--

## Parking/Driveway

Asphalt	50%			2040		**			
Cast in Place Concrete	50%			2044		**			

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2057		**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.</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**  
**HAMILTON AVE MARINE TRANSFER STA**  
**Asset # : 14998**

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

**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**  
**HAMILTON AVE MARINE TRANSFER STA**  
**Asset # : 14998**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2039	* *	10	\$30,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms Locker Rooms							
		Explanation : T-8 Lamps							
	HID	40%			2039	* *	10	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage And Dumping Areas							
		Explanation : Metal Halide Lamps							
	LED	30%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices And Hallways							
		Explanation : LED Lamps							
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
	HID	5%			2039	* *	10		
	LED	25%			2036	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2066	* *	5	\$1,500	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2039	* *	1	\$28,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage, Dumping Areas And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$67,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2057	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 AVE MARINE TRANSFER STA**  
**Asset # : 14998**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	20%			2036	**	1	\$10,900	
	Heat Pump Air Sourced	5%			2032		2	\$1,700	
	Radiant Heater	5%			2036	**	2	\$2,600	
	No Component	70%							
	Terminal Devices								
	Air Handler	25%			2036	**	1	\$17,000	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	10%			2032	\$161,100	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Top Of Main Office And Operational Office							
		Explanation : 3 Units							
	Reciprocating Compr/Chiller	5%			2036	**	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Top Of Main Office							
		Explanation : 1 Unit. R-410a							
	Exterior Pkg Unit - Cooling	5%			2036	**	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : On Top Of Main Office							
		Explanation : 1 Unit. R-410a							
	No Component	80%							
	Terminal Devices								
	Air Handler/Cool/Ht	5%			2036	**	1	\$3,400	
	Fan Coil - 2 Pipe	10%			2036	**	1	\$3,600	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2036	**	2	\$11,500	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork Stainless Steel	100%			LIFE	**			
	Exhaust Fans								
	Interior	100%			2036	**	2	\$3,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2057	**	1		
	Galvanized Steel	50%			2048	**	1		
	Water Heater With Tanks								
	Electric	30%			2029	\$6,900	4		
	Gas Fired	70%			2029	\$11,700	2		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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 AVE MARINE TRANSFER STA**  
**Asset # : 14998**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$4,400	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$6,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2057	* *	1-5	\$55,600	
	Sprinkler								
	No Component	20%							
	Generic	80%			2057	* *	1-2	\$24,700	
	Fire Pump								
	Generic	100%			2044	* *	1	\$20,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : MANHATTAN 1/2/5 GARAGE  
**Address** : 353 SPRING STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0072.000 / 14836 **Yr Built/Renovated** : 2015 /  
**Area Sq Ft** : 367,322 **Project Type** : SANITATION  
**Date of Survey** : 25-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5,5M,Ph  
**Block** : 596 **Lot** : 50 **BIN** :

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$1,036,700	\$1,341,500
Interior Architecture	\$648,200	\$438,100
Electrical	\$336,900	
Mechanical	\$438,900	\$139,000
<b>Total</b>	<b>\$2,460,700</b>	<b>\$1,918,700</b>
Importance Code A	\$1,036,700	\$1,341,500
Importance Code B	\$1,331,700	\$413,900
Importance Code C	\$92,300	\$163,300
<b>Total</b>	<b>\$2,460,700</b>	<b>\$1,918,700</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$96,000		\$72,200	\$100
Interior Architecture	\$75,000	\$6,400		
Electrical	\$101,500	\$52,600	\$69,900	\$50,900
Mechanical	\$122,700	\$79,900	\$96,500	\$57,700
Site Pavements	\$1,200			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$420,100</b>	<b>\$162,600</b>	<b>\$262,300</b>	<b>\$132,400</b>
Importance Code A	\$96,000	\$10,900	\$73,200	\$100
Importance Code B	\$311,300	\$145,300	\$189,100	\$132,400
Importance Code C	\$12,800	\$6,400		
<b>Total</b>	<b>\$420,100</b>	<b>\$162,600</b>	<b>\$262,300</b>	<b>\$132,400</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**  
**MANHATTAN 1/2/5 GARAGE**  
**Asset # : 14836**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	7%	0-2	\$87,300	LIFE	**	5	\$51,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : By Ups Garage Door								
	Spalling, Extent : Light, Area Affected : 2%								
	Location : Washington Street Side								
	Metal/Glass Curt Wall	40%			LIFE	**	5	\$549,800	
	Metal Panel	40%	Now	\$949,400	2052	**	5	\$549,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : South East And West Facades								
	Explanation : Motorized Solar Shades Not Functioning								
	Metal Coiling Doors	4%			2045	**	5	\$91,600	
	Pre-Cast Concrete	8%			LIFE	**	5	\$190,600	
	Window Wall	1%			2052	**	5	\$27,500	
Windows									
	Aluminum	50%			2048	**	5	\$200	
	Metal Louvers	50%			2041	**	10	\$1,000	
Parapets									
	Metal/Glass Curt Wall	75%			2052	**	5	\$73,700	
	Metal Rail	15%			2045	**	5-10	\$68,700	
	Pre-Cast Concrete	10%			LIFE	**	5	\$16,000	
Roof									
	Green, Roof Inaccessible	90%			LIFE	**			
	Plaza Roof: Stone Panels	3%	Now	\$8,500	2052	**			
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : At Roof Drains								
	Single Ply Membrane	7%			2037	**	10	\$15,700	
Soffits									
	Exposed Struc: Steel	25%			LIFE	**	5	\$3,300	
	Metal Panel	75%			2052	**	5-10	\$21,700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	3%	2-4	\$27,400	LIFE	**	5	\$36,100		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Garage Floors Throughout									
Cast in Place Concrete	1%			LIFE	**	5	\$12,000		
Ceramic Tile	5%	Now	\$75,700	2041	**	5	\$13,700		
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Shower Stalls									
Explanation : Water Penetrating To Floor Below Into Offices And Corridor On 2nd And 5th Floor									
Sheet Vinyl/Rubber	10%	Now	\$70,300	2037	**	5	\$41,200		
Worn/Eroded, Extent : Severe, Area Affected : 10%									
Location : Offices On 5th Floor And Throughout And Elevator Floor									
Steel Plate	1%			LIFE	**	1			
Traffic Topping	80%	4+	\$410,000	2037	**	5	\$274,900		
Worn/Eroded, Extent : Light, Area Affected : 50%									
Location : 5th Floor Garage Floor Area And Throughout									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
Ceramic Tile	3%			2041	**	5	\$12,700		
Concrete Masonry Unit	65%			LIFE	**	5	\$110,300		
Glass: Single Pane	2%			LIFE	**	5	\$6,400		
Gypsum Board	10%	4+	\$11,600	LIFE	**	5	\$25,400		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Offices, Corridors And Meeting Rooms Throughout									
Paint Peeling, Extent : Light, Area Affected : 5%									
Location : Offices, Corridors And Meeting Rooms Throughout									
Masonry: Brick	5%			LIFE	**				
Metal Coiling Doors	5%	0-2	\$92,300	2048	**	5	\$53,000		
Unit Inoperable, Extent : Light, Area Affected : 5%									
Location : Interior Fabric Door At 1st Floor									
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$26,600	2045	**	5	\$41,000		
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : 5th Floor Corridor And Offices									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor Corridor And Offices									
Exposed Struc: Concrete	5%			LIFE	**	5	\$4,300		
Exposed Struc: Steel	75%			LIFE	**				
Gypsum Board	5%	Now	\$9,300	LIFE	**	5	\$34,200		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 5th Floor From Showers Above									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2045	**				

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,200	2045	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : West Street Fueling Station Entrance</i>					
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : West Street Fueling Station Entrance</i>					
<i>Explanation : Concrete Damaged At Crash Bollard.</i>					

## Parking/Driveway

Cast in Place Concrete	100%			2045	* *	
------------------------	------	--	--	------	-----	--

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

## Under 600 Volts

## Service Equipment

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

## Transformers

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

## Switchgear / Switchboard

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

## Raceway

Conduit	100%			2052	* *		1		
---------	------	--	--	------	-----	--	---	--	--

## Panelboards

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

## Wiring

Thermoplastic	100%			2052	* *		1		
---------------	------	--	--	------	-----	--	---	--	--

## Motor Controllers

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

## Ground

## Grounding Devices

Generic	100%			LIFE	* *		5	\$5,400	
---------	------	--	--	------	-----	--	---	---------	--

## Stand-by Power

## 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**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	90%	Now	\$1,400	2041	**	1	\$115,200	
Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%									
Location : Second Floor Generator Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second Floor Generator Room									
Explanation : Emergency Generator Rated At 1600 Kilowatts									
	Steam Driven	10%	Now	\$800	2041	**	1	\$12,800	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$13,600	
Fuel Storage									
	Day Tank	50%			2048	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Generator Room									
Explanation : 275 Gallons Rated Capacity									
	Main Tank	50%			2060	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Fuel Bay Underground									
Explanation : 8000 Gallon Capacity									
Lighting									
Interior Lighting									
	Fluorescent	68%			2037	**	10	\$229,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Garages, Parking									
	Fluorescent	30%			2037	**	10	\$101,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices, Hallways, Mechanical Rooms									
	Fluorescent	2%			2037	**	10	\$6,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallways And Shower Rooms									
Egress Lighting									
	Emergency, Service	40%			2037	**	1		
	Emergency, Battery	10%			2037	**	10	\$8,900	
	Exit, Battery	50%			2037	**	10	\$12,400	
Exterior Lighting									
	Fluorescent	6%			2037	**	10	\$2,000	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
	Fluorescent	4%			2037	**	10	\$1,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Building Perimeter									
	No Component	90%							
Lightning Protection									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2060	**	5	\$2,400	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%	Now	\$47,100	2037	**	1	\$86,400	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Interior And Exterior Spaces								
	Explanation : CCTV Surveillance System								
Fire/Smoke Detection									
	No Component	60%							
	Generic, Digital	40%	Now	\$37,000	2037	**	1-3	\$82,300	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Third And First Floor Lobbies								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2052	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Steam From Con Edison								
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2041	**	5	\$21,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 6 Heat Exchangers To Convert Hot Water For Heating Devices								
Distribution									
	Hot Wtr Piping/Pump	90%	Now	\$35,300	2048	**	4	\$16,300	
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Multiple Leaks At Pipe Joints, Requires Frequent Repair								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Glycol Mixture								
	Steam Piping/Pump	10%	Now	\$5,700	2052	**			
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Penthouse Mechanical Room								
Terminal Devices									
	Air Handler	90%			2037	**	1	\$204,400	
	Convactor/Radiator	5%			2045	**	1	\$5,900	
	Unit Heater - Hot Water	5%			2037	**			

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	5%			2048	**	1		
	Steam/HW System	95%			2052	**	1		
Conversion Equipment									
	Absorption Chiller/Steam/HW	10%			2045	**	1	\$39,800	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Penthouse							
		Explanation : Two 350 Ton Units Use Lithium Bromide.							
	Split Unit	2%	0-2	\$8,500	2037	**			
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Various Condenser Sections							
		Other Observation, Extent : N/A, Area Affected : 2%							
		Location : Electrical Rooms							
		Explanation : 20 Units. R-410a							
	No Component	88%							
Distribution									
	CW & CHW Wtr Pipe/Pump	10%	Now	\$300	2052	**	4	\$1,800	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Pipe Condenses And Drips Throughout							
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Pump Motors Need Frequent Replacements							
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2037	**	1	\$22,700	
	Fan Coil - 2 Pipe	2%			2037	**	1	\$2,400	
	No Component	88%							
Heat Rejection									
	Water Cooling Tower	10%			2033	\$21,700	2	\$37,000	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Roof							
		Explanation : 2 Units							
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$204,800	
Exhaust Fans									
	Interior	100%	Now	\$79,600	2037	**	2	\$9,000	
		Malfunctioning, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2058	**	4	\$54,500	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$63,300	LIFE	* *	1		
			Corroded, Extent : Light, Area Affected : 1%						
			Location : Strainers In Basement						
			Other Observation, Extent : Severe, Area Affected : 20%						
			Location : Basement						
			Explanation : Cistern In Basement To Recycle Rain Water For Gray Water System Is Not Operational And Alarms Not Connected To Building Management System						
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$7,200	2037	* *	4	\$7,800	
			Malfunctioning, Extent : Severe, Area Affected : 10%						
			Location : Float Assembly Not Rated For The High Temperature Water Causing Malfunctions						
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$21,900	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$22,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : 2 Units From 1st - 5m Floor, 1 Unit From 1st To 6th Floor						
			Explanation : 3 Units, 1 Is Out Of Service, All Require Frequent Servicing						
Fire Suppression									
	Standpipe								
	Generic	100%			2052	* *	1-5	\$192,100	
	Sprinkler								
	Generic	100%	Now	\$248,100	2052	* *	1-2	\$89,200	
			Damaged, Extent : Severe, Area Affected : 10%						
			Location : Valves On Wet System Not Holding						
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Throughout						
			Explanation : Dry System In Garage Area, Wet System In Offices						
	Fire Pump								
	Generic	100%			2041	* *	1	\$68,600	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : Two Fire Pumps						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Dry	10%			2030	\$1,600	1-3	\$7,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Refill Stations							
		Explanation : 4 Sets							
	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : MANHATTAN 12 GARAGE  
**Address** : 301 WEST 215TH STREET @ NINTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0029.000 / 140 **Yr Built/Renovated** : 1983 / 2008  
**Area Sq Ft** : 89,267 **Project Type** : SANITATION  
**Date of Survey** : 26-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,741,000	\$184,500
Interior Architecture	\$670,300	\$493,500
Electrical	\$214,400	\$826,300
Mechanical	\$929,600	\$1,945,700
Site Enclosure	\$78,200	
Site Pavements	\$741,300	
<b>Total</b>	<b>\$4,375,000</b>	<b>\$3,450,100</b>
Importance Code A	\$2,239,400	\$184,500
Importance Code B	\$1,563,700	\$3,265,600
Importance Code C	\$571,900	
<b>Total</b>	<b>\$4,375,000</b>	<b>\$3,450,100</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$162,100		\$700	
Interior Architecture	\$73,100		\$13,500	\$1,500
Electrical	\$12,500	\$2,700	\$25,500	\$1,500
Mechanical	\$133,900	\$16,900	\$79,100	\$21,900
Site Pavements	\$26,400			
<b>Total</b>	<b>\$408,100</b>	<b>\$19,600</b>	<b>\$118,800</b>	<b>\$24,900</b>
Importance Code A	\$162,100	\$4,000	\$4,900	\$4,000
Importance Code B	\$211,800	\$15,600	\$113,900	\$20,900
Importance Code C	\$34,200			
<b>Total</b>	<b>\$408,100</b>	<b>\$19,600</b>	<b>\$118,800</b>	<b>\$24,900</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 12 GARAGE**  
**Asset # : 140**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	\$660,600	LIFE	**	5	\$39,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Pillar At Southeast Corner							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 19%							
	Location : Pillar At Southeast Corner							
Glass Block	10%	Now	\$27,800	LIFE	**	5	\$8,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Front Facade							
Masonry: Brick Cavity	20%	Now	\$47,700	LIFE	**	5	\$28,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : 9th Avenue Facade							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Metal Sect. OHD	20%	Now	\$198,800	2037	**	5	\$43,800	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Various							
Windows								
Aluminum	90%	Now	\$788,900	2057	**	5	\$8,500	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Office Windows							
	Hardware Missing, Extent : Moderate, Area Affected : 10%							
	Location : Offices							
	Unit Inoperable, Extent : Severe, Area Affected : 20%							
	Location : Various Office Windows							
Metal Louvers	10%			2035	**	10	\$11,800	
Parapets								
Masonry: Brick Cavity	50%	0-2	\$7,300	LIFE	**	5	\$3,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : At Sloped Glazing							
Metal Panel	5%			2052	**	5	\$1,400	
Metal Rail	45%	Now	\$22,000	2045	**	5	\$23,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Modified Bitumen	95%			2040	**	10	\$108,400	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Main Roof							
Sloped Glazing	5%	Now	\$92,700	LIFE	**	5	\$76,100	
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Over Locker Rooms							

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

Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Stucco Cement	100%	0-2	\$45,500	2037	**	5	\$13,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	65%	Now	\$129,400	LIFE	**	5	\$170,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Garage									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Garage									
	Ceramic Tile	10%	Now	\$33,000	2041	**	5	\$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Mechanics Restrooms									
	Quarry Tile	15%			2037	**	5	\$27,000	
	Vinyl Tile	10%	Now	\$32,300	2032	\$323,200	3	\$4,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Interior Walls									
	Ceramic Tile	7%			2035	**	5	\$3,400	
	Concrete Masonry Unit	85%	0-2	\$76,000	LIFE	**	5	\$16,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Corners Of Stair Core Walls									
	Glass: Single Pane	3%			LIFE	**	5	\$1,100	
	Metal Coiling Doors	5%			2040	**	5	\$12,200	
Ceilings									
	Exposed Struc: Steel	75%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$7,500	
	Metal Panel	20%	Now	\$465,000	LIFE	**	5	\$29,900	
Bent/Warped Elements, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Corrosion/Rusting, Extent : Severe, Area Affected : 40%									
Location : Offices, Bathrooms, Corridors									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$78,200	2062	**			
Impact Damage, Extent : Severe, Area Affected : 25%									
Location : East Side Of Building At Parking Lot									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$323,600	2045	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : 9th Avenue, West 215th And West 216th Street									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## On-Site Walkways

Cast in Place Concrete 100% 0-2 \$5,600 2037 \* \*

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

*Location : East Side Of Building*

*Tripping Hazard, Extent : Severe, Area Affected : 15%*

*Location : East Side Of Building*

## Parking/Driveway

Asphalt 100% Now \$20,900 2028 \$417,700

*Potholes, Extent : Severe, Area Affected : 15%*

*Location : Driveway Apron At Entrance To Lot. East Side*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2032 \$7,400 5 \$400

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

*Location : Electrical Room*

*Explanation : One 2,000 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw 75% 2032 \$47,600 5 \$300

Molded Case Bkrs 25% 2032 \$15,900 5 \$600

## Raceway

Conduit 100% 2032 \$10,800 1

## Panelboards

Fused Disc Sw 5% 2031 \$1,900 5 \$100

Molded Case Bkrs 95% 2031 \$37,000 5 \$2,200

## Wiring

Thermoplastic 95% 2032 \$21,000 1

Thermoplastic 5% 2052 \* \* 1

## Motor Controllers

Locally Mounted 30% 2030 \$30,300 5 \$200

Motor Control Center 65% 2030 \$86,600 5 \$1,600

Variable Frequency 5% 2045 \* \*

## Drive

## Ground

## Grounding Devices

Generic 100% 2-4 \$10,200 LIFE \* \* 5 \$1,300

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

*Location : Boiler Room*

*Explanation : Corroded*

## Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	\$276,900	10	\$36,700	
				T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Offices And 2nd Floor					
	HID	50%			2032	\$462,900	10	\$1,300	
Egress Lighting									
	Emergency, Battery	50%			2027	\$65,600	10	\$9,700	
	Exit, Service	50%			2027	\$13,200	1		
Exterior Lighting									
	HID	20%	Now	\$81,400	2042	* *			
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Outside					
				Explanation : Not Functional					
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$67,500	1-3	\$16,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Hallways					
				Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors.					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2032	\$179,400	5	\$24,800	
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$498,400	2052	* *	1	\$35,600	
				Corroded, Extent : Moderate, Area Affected : 50%					
				Location : Both Boilers					
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Boiler Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 2 Units					
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$17,100	2040	* *	4	\$3,900	
				Corroded, Extent : Moderate, Area Affected : 40%					
				Location : Circulating Pumps And Pipings, Boiler Room					
				Insul. Deteriorating, Extent : Moderate, Area Affected : 10%					
				Location : Boiler Room And Throughout					
				Leak Evident, Extent : Severe, Area Affected : 5%					
				Location : Circulation Pump, Ceiling Of Boiler Room					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%	Now	\$176,500	2042	* *	1	\$8,900	
		Abandoned in Place, Extent : Severe, Area Affected : 20%							
		Location : 1 Unit In Boiler Room, 2 Units In Penthouse, 2 Units On Roof.							
		Not in Service, Extent : Severe, Area Affected : 20%							
		Location : For Locker Room, Toilet Room, Penthouse							
	Convactor/Radiator	10%			2030	\$63,900	1	\$2,600	
	Unit Heater - Hot Water	70%			2037	* *			
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%	Now	\$254,700	2037	* *	2	\$800	
		Abandoned in Place, Extent : Severe, Area Affected : 20%							
		Location : 2 Units. 3rd Floor Mechicanal Room							
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : For Locker Room, Toilet Room, Penthouse							
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Penthouse							
	Split Unit	10%	Now	\$9,300	2032	\$185,600			
		Not in Service, Extent : Moderate, Area Affected : 5%							
		Location : 1 Unit, Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 2 Units, Roof							
	Window/Wall Unit	8%			2025	\$23,700	1		
	No Component	62%							
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2027	\$17,200	2	\$11,200	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	
	Exhaust Fans								
	Roof	50%			2032	\$75,800	2	\$1,200	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2042	* *	1		
	Galvanized Steel	50%	0-2	\$24,900	2037	* *	1		
		Corroded, Extent : Moderate, Area Affected : 30%							
		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**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%	Now	\$300	2027	\$16,700	2		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Penthouse							
		Explanation : The Tank Is Leaking And Rusted At The Bottom							
Sanitary Piping									
	Cast Iron	100%	Now	\$19,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Oil Separator And Water Backup From Sewage At Boiler Room							
Storm Drain Piping									
	Cast Iron	100%	Now	\$5,500	LIFE	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 2%							
		Location : Leaking To 2nd Floor Locker Room From Penthouse							
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	\$359,900	1-5	\$40,400	
Sprinkler									
	Generic	100%			2032	\$1,081,000	1-2	\$22,400	
Chemical System									
	Generic	100%			2025	\$15,900	1-3	\$80,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gas Refill Stations							
		Explanation : 4 Sets On Gas Refill Stations							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 109,000 **Project Type** : SANITATION  
**Date of Survey** : 30-Nov-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,Mez  
**Block** : 241 **Lot** : 13 **BIN** : 1078939

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$793,500	\$3,371,800
Interior Architecture	\$1,273,900	\$248,200
Electrical	\$199,800	\$363,900
Mechanical	\$591,800	\$3,056,800
Site Pavements	\$80,900	
<b>Total</b>	<b>\$2,939,900</b>	<b>\$7,040,700</b>
Importance Code A	\$793,500	\$4,091,500
Importance Code B	\$2,065,500	\$2,949,200
Importance Code C	\$80,900	
<b>Total</b>	<b>\$2,939,900</b>	<b>\$7,040,700</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,800		\$500	
Interior Architecture	\$83,700		\$22,700	\$6,000
Electrical	\$9,700	\$10,200	\$11,600	\$12,200
Mechanical	\$123,800	\$21,600	\$28,200	\$29,900
Site Enclosure			\$16,700	
<b>Total</b>	<b>\$221,000</b>	<b>\$31,800</b>	<b>\$79,700</b>	<b>\$48,200</b>
Importance Code A	\$11,500	\$6,300	\$4,800	\$6,300
Importance Code B	\$144,300	\$25,400	\$58,200	\$39,600
Importance Code C	\$65,200		\$16,700	\$2,300
<b>Total</b>	<b>\$221,000</b>	<b>\$31,800</b>	<b>\$79,700</b>	<b>\$48,200</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$460,700	LIFE	**	5	\$27,500	
	Efflorescence, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : South Facade							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Main Truck Entrances							
	Weepholes Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : N/A, Area Affected : 20%							
	Location : Riverside Facade							
	Explanation : Graffiti							
Fiberglass Panel	25%			2037	**	5	\$137,500	
Metal Panel	25%			2054	**	5-10	\$252,100	
Metal Coiling Doors	15%	Now	\$114,700	2047	**	5	\$34,400	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Various Doors							
	Unit Inoperable, Extent : Moderate, Area Affected : 5%							
	Location : Various Doors							
Window Wall	5%			2054	**	5	\$27,500	
Windows								
Aluminum	95%			2042	**	5	\$900	
Metal Louvers	5%			2043	**	10	\$300	
Parapets								
Metal Panel	90%			2054	**	5	\$20,300	
Metal Rail	10%	Now	\$3,800	2039	**	5	\$4,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : At Walking Bridges Over Roof And Gantries							
Roof								
Built-Up (BUR)	95%	Now	\$149,400	2034	\$2,987,500			
	Gravel/Slag Surface, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Garage Floor And Lockers							
Skylight, Plastic	5%			2039	**	1		
Soffits								
Metal Panel	100%			2054	**	5-10	\$87,300	

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		
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	75%	Now	\$942,500	LIFE	**	5	\$248,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Garage Floor								
Drains Clogged, Extent : Moderate, Area Affected : 50%								
Location : Garage Floor At East Side Overhead Door Entrance								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Garage Floor								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Garage Floor								
Explanation : Exposed Reinforcement								
Ceramic Tile	5%			2043	**	5	\$7,600	
Quarry Tile	20%			2047	**	5	\$45,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$11,300	
Ceramic Tile	5%			2043	**	5	\$4,500	
Concrete Masonry Unit	5%	Now	\$20,800	LIFE	**	5	\$1,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Garage Columns								
Concrete Masonry Unit	60%			LIFE	**	5	\$43,500	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$11,300	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$18,500	2047	**	5	\$11,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Bathrooms And Locker Rooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Throughout								
Exposed Struc: Steel	5%	Now	\$88,900	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Garage Floor								
Exposed Struc: Steel	80%			LIFE	**	10	\$242,500	
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%			2047	**	5-10	\$27,500	
Chain Link	50%			2044	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2039	**			
Parking/Driveway								
Asphalt	65%	Now	\$80,900	2043	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Parking Lot And Driveway								
Cast in Place Concrete	35%			2039	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
	Transformers								
	Dry Type	100%			2039	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 And 45 Kilovolt Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	5	\$500	
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2042	* *	5	\$2,900	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2039	* *	5	\$100	
	Motor Control Center	90%			2039	* *	5	\$2,700	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,200	
Lighting									
	Interior Lighting								
	LED	100%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$89,300	10	\$13,200	
	Exit, Service	50%			2034	\$18,000	1		
	Exterior Lighting								
	LED	30%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%	Now	\$199,800	2044	* *	1	\$36,600	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Outside Perimeter							
	Fire/Smoke Detection								
	Generic, Analog	100%			2034	\$274,600	1-3	\$69,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
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%			2044	**	1		
	Conversion Equipment								
	Furnace	30%			2042	**	1	\$16,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage Ceiling							
		Explanation : 5 Units							
	Furnace	30%	Now	\$5,000	2034	\$99,300	1	\$14,600	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : 3 Units, Garage Ceiling							
	Furnace	20%			2034	\$66,200	1	\$10,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor And 2nd Floor Mechanical Rooms							
		Explanation : 4 Package Units							
	Radiant Heater	20%			2034	\$554,100	2	\$10,100	
Controls									
	Electrical	100%	0-2	\$11,800	2027	\$591,800			
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Office Areas							
		Explanation : Defective Thermostats							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Split Unit	15%	0-2	\$37,900	2044	**			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Inefficient Old Units							
	Window/Wall Unit	15%			2029	\$60,500	1		
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	15%	0-2	\$4,600	2034	\$93,000	1	\$9,100	
		Controller Not Working, Extent : Moderate, Area Affected : 30%							
		Location : 2nd Floor Mechanical Room							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : The Unit In 1st Floor Mechanical Room							
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser	15%			2029	\$13,900	2	\$11,400	
	Unit								
	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**  
**MANHATTAN 3/3A GARAGE**  
**Asset # : 2403**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$57,700	
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$38,500	
Exhaust Fans									
	Interior	25%		2042		**	2	\$800	
	Interior	25%		2034		\$118,000	2	\$800	
	Roof	50%		2029		\$103,300	2	\$1,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	5%	0-2	\$3,400	2044	**	1		
		Corroded, Extent : Moderate, Area Affected : 5% Location : The Water Main Valve							
	Brass/Copper	95%			2044	**	1		
Water Heater With Tanks									
	Gas Fired	60%		2029		\$10,000	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Pump Room Explanation : One 75 Gallon Unit							
	Gas Fired	40%		2029		\$6,700	2		
		Other Observation, Extent : Light, Area Affected : 40% Location : Leased Space Explanation : Access From Outside							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Leased Space Explanation : Access From Outside							
	Generic	60%		2039		**	1	\$4,000	
Fixtures									
	Generic	100%							
Hot Water Storage Tank									
	Generic	100%		2042		**	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Pump Room Explanation : One 200 Gallon Tank							
Fire Suppression									
Standpipe									
	Generic	100%		2034		\$490,200	1-5	\$57,000	
Sprinkler									
	Generic	100%		2034		\$1,472,200	1-2	\$30,500	
Fire Pump									
	Generic	100%		2037		**	1	\$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**  
**MANHATTAN 3/3A GARAGE**  
**Asset # : 2403**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Dry	100%			2029	\$15,900	1-3	\$78,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fueling Station							
		Explanation : Covers 20 Square Feet							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : MANHATTAN 4, 4A, 7 GARAGE  
**Address** : 650 WEST 57TH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0069.000 / 14765 **Yr Built/Renovated** : 2013 /  
**Area Sq Ft** : 419,702 **Project Type** : SANITATION  
**Date of Survey** : 06-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1104 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$662,900	\$1,606,500
Interior Architecture	\$1,280,500	\$1,401,700
Electrical	\$166,100	
Mechanical	\$1,538,500	\$158,900
<b>Total</b>	<b>\$3,648,100</b>	<b>\$3,167,000</b>
Importance Code A	\$662,900	\$1,606,500
Importance Code B	\$2,615,900	\$1,285,700
Importance Code C	\$369,300	\$274,900
<b>Total</b>	<b>\$3,648,100</b>	<b>\$3,167,000</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$157,100	\$29,300		
Interior Architecture	\$105,400			
Electrical	\$16,800	\$29,100	\$23,100	\$16,800
Mechanical	\$124,600	\$98,200	\$148,800	\$90,300
Site Enclosure	\$18,200			
Site Pavements	\$37,100			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
<b>Total</b>	<b>\$483,700</b>	<b>\$181,300</b>	<b>\$196,600</b>	<b>\$131,800</b>
Importance Code A	\$162,000	\$30,200		
Importance Code B	\$277,400	\$151,100	\$196,600	\$131,800
Importance Code C	\$44,300			
<b>Total</b>	<b>\$483,700</b>	<b>\$181,300</b>	<b>\$196,600</b>	<b>\$131,800</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**  
**MANHATTAN 4, 4A, 7 GARAGE**  
**Asset # : 14765**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal/Glass Curt Wall	23%			LIFE	**	5	\$224,700		
Metal Panel	3%			2051	**	5-10	\$107,500		
Metal Sect. OHD	5%	Now	\$46,200	2044	**	5	\$40,700		
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : 12th Avenue Door									
Granite Panels	4%			LIFE	**	5	\$15,600		
Pre-Cast Concrete	64%	4+	\$472,500	LIFE	**	5	\$1,083,700		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Front Facade									
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : All Facades									
Weathering Steel	1%			LIFE	**	1			
Windows									
Aluminum	90%	Now	\$25,100	2047	**	5	\$5,400		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : 4th Floor Garage									
Hardware Missing, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Metal Louvers	10%			2040	**	10	\$7,500		
Parapets									
Concrete Masonry Unit	80%	4+	\$24,500	LIFE	**	5	\$22,800		
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Main Roof Southeast Corner									
Explanation : Missing Flashings									
Metal Rail	8%			2044	**	5-10	\$36,600		
Pre-Cast Concrete	12%			LIFE	**	5	\$19,100		
Roof									
Metal Panel	3%			2044	**	10	\$16,300		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts									
Modified Bitumen	80%	Now	\$126,700	2036	**				
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Main Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Section A And B									
Plaza Roof: Stone Panels	15%	4+	\$22,300	2051	**				
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : 4th Floor Terrace Roof									
Explanation : Broken Stone Panel									
Skylight, Plastic	2%	Now	\$63,800	2044	**	1			
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Elevator Lobby 4th Floor Area 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 4, 4A, 7 GARAGE**  
**Asset # : 14765**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Exposed Struc: Steel	25%			LIFE	* *	5	\$78,500	
	Metal Panel	75%	4+	\$38,900	2051	* *	5	\$141,300	
	Deformed/Dented, Extent : Moderate, Area Affected : 2%								
	Location : Underpass At 56th Street								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 56th Street Underpass								
	Explanation : Metal Grating Soffit								
Interior									
	Floors								
	Cast in Place Concrete	82%	0-2	\$855,800	LIFE	* *	5	\$1,126,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Throughout								
	Ponding, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Room B102								
	Ceramic Tile	8%	4+	\$55,300	2040	* *	5	\$25,100	
	Worn/Eroded, Extent : Light, Area Affected : 15%								
	Location : Public Corridors								
	Sheet Vinyl/Rubber	5%	Now	\$40,100	2036	* *	5	\$23,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
	Location : 3rd Floor Office								
	Traffic Topping	5%	2-4	\$29,300	2036	* *	5	\$19,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Internal Ramps								
Interior Walls									
	Cast in Place Concrete	10%			LIFE	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : 1st Floor Garage Column								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Wall At 56th Street								
	Ceramic Tile	3%			2040	* *	5	\$19,600	
	Concrete Masonry Unit	24%	4+	\$287,700	LIFE	* *	5	\$62,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 4%								
	Location : 4th Floor Office, 3rd Floor Garage West Side								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : Garage - All Levels								
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Concrete Masonry Unit	50%			LIFE	* *	5	\$130,600	
	Glass Block	5%			LIFE	* *			
	Glass: Single Pane	3%			LIFE	* *	5	\$14,700	
	Metal Coiling Doors	5%			2047	* *	5	\$163,200	

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	13%	Now	\$26,100	2044	* *	5	\$40,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Gymnasium, And Locker Room							
		Misaligned/Bulging, Extent : Light, Area Affected : 2%							
		Location : Locker Room On 3rd Floor							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Offices, Locker Rooms And Throughout							
	Exposed Struc: Steel	85%			LIFE	* *			
	Gypsum Board	2%			LIFE	* *	5	\$15,500	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$18,200	2051	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : West 55th Street At Salt Shed Gate							
		Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : West 55th Street At Salt Shed Gate							
	Free Standing Walls								
	Cast in Place Concrete	100%			2066	* *			
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Salt Shed							
		Explanation : Also Free Standing Steel Columns							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%	Now	\$20,700	2044	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 12th Avenue At Broom Garage							
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : West 55th Street							
		Explanation : Salt Pile Is Eroding Sidewalk							
	Pavers/Stone	10%			2040	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%	Now	\$16,400	2044	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : At Broom Garage							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : At Salt Pile Entrance							
		Explanation : Salt Pile Eroding Driveway							

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room I-116 And I-123 Intermediate Stairs Ground And First Floor							
		Explanation : Multiple Services Eight 4,000 Ampere, Two 3,000 Ampere, Two 2,000 Ampere And Three 1,200 Ampere Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2044	* *	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Broome Garage, 2nd, 3rd And 4th Floor Mechanical And Electrical Room							
		Explanation : Seven 118 Kilovolt-ampere, With A High Voltage Of 200/230 And A Low Voltage Of 460 Y/ 200 Each.							
	Switchgear / Switchboard								
	Fused Disc Sw	70%			2051	* *	5	\$1,300	
	Molded Case Bkrs	30%			2051	* *	5	\$3,300	
	Raceway								
	Conduit	100%			2051	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2047	* *	5	\$500	
	Molded Case Bkrs	95%			2047	* *	5	\$10,500	
	Wiring								
	Thermoplastic	100%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2051	* *	5	\$300	
	Motor Control Center	88%			2044	* *	5	\$10,100	
	Variable Frequency Drive	2%			2048	* *			
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$6,200	
	Stand-by Power								
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$129,100	
	Lighting								
	Interior Lighting								
	Fluorescent	30%			2036	* *	10	\$115,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Hallway, Staircases, Electrical Closets And Locker Room							
	HID	65%			2036	* *	10	\$8,900	
	LED	5%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$50,700	
	Exit, LED	5%			2066	* *	1		
	Exit, Service	45%			2036	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	9%			2036	* *	10	\$100	
	LED	1%			2039	* *			
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	* *	5	\$3,100	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2036	* *	1	\$15,700	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2036	* *	1-3	\$25,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2051	* *	1		
Conversion Equipment									
	Heat Exchanger, Shell & Tube	60%			2040	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units Heat Exchangers Converts Utility Steam To Hot Water Used By Fan Coil Units And Unit Heaters								
	Pres. Reducing Valve/LP Steam	40%			2040	* *	5	\$10,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Provides Direct Steam For Heating Units At Roof								
Distribution									
	Hot Wtr Piping/Pump	50%			2047	* *	4	\$10,300	
	Steam Piping/Pump	50%			2051	* *			

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	45%			2036	**	1	\$116,800	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : See Cooling Terminal Units.							
	Fan Coil Unit/Heat	35%			2036	**	1	\$47,400	
	Unit Heater - Steam	20%	0-2	\$23,300	2036	**	4	\$7,700	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 2 Unit Heater							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Various Throughout							
		Explanation : 5 Unit Heaters Malfunctioning Due To Mechanical/electrical Defects.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Absorption	60%			2040	**	1	\$272,500	
	Chiller/Steam/HW								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building M4 Balcony							
		Explanation : Twelve 5 Ton Absorption Chillers R-ammonia. The Building Management System Malfunctioning And Air Conditioning Units Operate Manually.							
	Split Unit	5%			2036	**			
	No Component	35%							
	Distribution								
	CW & CHW Wtr	60%			2051	**	4	\$12,400	
	Pipe/Pump								
	No Component	40%							
	Terminal Devices								
	Air Handler/Cool/Ht	20%			2036	**	1	\$51,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Rooftop Units Serving 4th Floor							
	Fan Coil - 4 Pipe	60%			2039	**	1	\$81,300	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$234,000	
	Exhaust Fans								
	Interior	30%	0-2	\$54,500	2041	**	2	\$3,100	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Southwest Building, Buildings M4 And M7.							
		Explanation : Ventilation System Serving Buildings M7, M4 And Southwest Building Produces Either Too Hot Or Too Cold Air With No Ability To Properly Control The Units							
	Roof	70%			2036	**	2	\$9,000	
Plumbing									

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

*Estimates are rounded to the nearest hundred dollars.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2051	**	1		
	Galvanized Steel	40%			2044	**	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$396,400	2051	**	4	\$41,500	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : 1 Unit With Leaking Coil. Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units Each With 600 Gallon Storage Tank.							
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,032,700	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Clogged Floor Drain. Ponding On Second Floor Of Building M4 Due To Lack Of Drain Line/ Clogged Drain.							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Explanation : Oil-water Separator And Sand Filter Require Maintenance.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025		4		
	Sewage Ejector(s)								
	Electric	100%			2036	**	4		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$25,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3 Units From Basement To 4th Floor							
		Explanation : 3 Units							
	Hydraulic	40%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$211,600	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$117,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Fire Pump								
	Generic	100%			2040	* *	1	\$78,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Pump Sets							
Chemical System									
	Dry	50%			2029	\$8,000	1-3	\$36,300	
	Wet	50%			2029	\$8,000	1-3	\$41,700	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : MANHATTAN 8 GARAGE (FORMER INCINERATOR)  
**Address** : 341 WEST 215 STREET @ NINTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0060.000 / 13643 **Yr Built/Renovated** : 1935 / 2007  
**Area Sq Ft** : 56,830 **Project Type** : SANITATION  
**Date of Survey** : 26-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,637,400	\$292,300
Interior Architecture	\$1,328,100	\$348,100
Electrical	\$422,800	\$668,800
Mechanical	\$136,200	\$1,286,800
Site Enclosure	\$64,900	
Site Pavements	\$144,300	
<b>Total</b>	<b>\$7,733,700</b>	<b>\$2,596,100</b>
Importance Code A	\$5,637,400	\$514,600
Importance Code B	\$1,711,100	\$2,081,500
Importance Code C	\$385,200	
<b>Total</b>	<b>\$7,733,700</b>	<b>\$2,596,100</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$47,900		\$27,500	\$3,900
Interior Architecture	\$48,100	\$1,200		
Electrical	\$49,000	\$700	\$62,200	
Mechanical	\$45,100	\$8,600	\$14,600	\$7,500
Site Pavements	\$10,500			
<b>Total</b>	<b>\$200,700</b>	<b>\$10,500</b>	<b>\$104,300</b>	<b>\$11,500</b>
Importance Code A	\$53,500	\$5,600	\$33,900	\$9,600
Importance Code B	\$118,400	\$4,800	\$70,400	\$2,000
Importance Code C	\$28,700			
<b>Total</b>	<b>\$200,700</b>	<b>\$10,500</b>	<b>\$104,300</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**  
**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	\$279,300	LIFE	* *	5	\$46,800	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Crazing, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Masonry: Brick	80%	Now	\$1,542,000	LIFE	* *	5	\$95,900	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Diagonal Cracks, Extent : Severe, Area Affected : 20%								
	Location : Corners								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Various Facades								
	Masonry: Granite	5%	Now	\$92,200	LIFE	* *	5	\$4,500	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Building Base								
	Metal Sect. OHD	10%	Now	\$254,900	2045	* *	5	\$18,700	
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Explanation : Broken/ Missing Elements								
Windows									
	Aluminum	20%			2048	* *	5	\$7,900	
	Steel	80%	Now	\$1,384,600	2057	* *	5	\$196,500	1
	Bent/Warped Elements, Extent : Severe, Area Affected : 70%								
	Location : Throughout								
	Deformed/Dented, Extent : Severe, Area Affected : 70%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%								
	Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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									
	Parapets								
	Cast Stone/Terra Cotta	10%	Now	\$47,900	LIFE	* *	5	\$10,400	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Coping					
				Crazing, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%					
				Location : Coping					
	Masonry: Brick	90%	Now	\$300,200	LIFE	* *	5	\$12,100	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Diagonal Cracks, Extent : Severe, Area Affected : 25%					
				Location : Corners					
				Vertical Cracks, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
Roof									
	Built-Up (BUR)	25%			2037	* *	10	\$27,500	
	Built-Up (BUR)	70%	Now	\$878,200	2042	* *			1
				Blisters, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Garage Area					
				Worn/Eroded, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	Skylight, Metal/Glass	5%	Now	\$906,100	2062	* *			1
				Broken/Missing Elements, Extent : Severe, Area Affected : 50%					
				Location : Main Roof					
				Corrosion/Rusting, Extent : Severe, Area Affected : 50%					
				Location : Main Roof					

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	48%	Now	\$185,200	LIFE	* *	5	\$97,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Throughout Garage Area								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ceramic Tile	2%			2035	* *	5	\$1,900	
	Ceramic Tile	3%			2045	* *	5	\$2,800	
	Recent Installation, Extent : N/A, Area Affected : 3%								
	Location : 2nd Floor Men And Women Locker Rooms								
	Steel Plate	2%	Now	\$148,700	LIFE	* *	1		
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Stairs								
	Uneven Surface, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
	Vinyl Tile	10%			2032	\$250,600	3	\$3,500	
	Not Accessible	35%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location :								
	Explanation : Incinerator Area Inaccessible. Hazardous Air Quality								
Interior Walls									
	Ceramic Tile	5%			2045	* *	5	\$4,400	
	Recent Replace Evident, Extent : N/A, Area Affected : 5%								
	Location : 2nd Floor Men And Women Bathroom								
	Concrete Masonry Unit	10%	Now	\$16,000	LIFE	* *	5	\$3,500	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Office								
	Masonry: Brick	30%	Now	\$243,700	LIFE	* *			
	Staining/Discoloring, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Multiple Locations								
	SGFT/Glazed Masonry	20%	Now	\$76,700	LIFE	* *			
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Near Restroom Entrance								
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	35%	Now	\$237,900	LIFE	* *	5	\$5,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
Exposed Struc: Steel	20%	Now	\$436,000	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Garage Area							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Garage Area							
Plaster	10%	Now	\$27,600	LIFE	* *	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Office							
Not Accessible	35%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	\$64,900	2042	* *			
	Loose Units, Extent : Moderate, Area Affected : 25%							
	Location : Archways At West 215 Street							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$144,300	2037	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
	Location : Perimeter Sidewalks Throughout							
	Tripping Hazard, Extent : Severe, Area Affected : 25%							
	Location : Perimeter Sidewalks Throughout							
Parking/Driveway								
Asphalt	70%			2035	* *			
Cast in Place Concrete	30%	Now	\$10,500	2037	* *			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 25%							
	Location : West 215th Street Side							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$222,300	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical And Boiler Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$222,300	5	\$1,500	
	Raceway								
	Conduit	95%			2032	\$52,400	1		
	Conduit	5%			2052	**	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$6,300	5	\$100	
	Molded Case Bkrs	90%			2031	\$114,000	5	\$1,300	
	Molded Case Bkrs	5%			2048	**	5	\$100	
	Wiring								
	Braided Cloth	75%	2-4	\$48,200	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2032	\$12,900	1		
	Thermoplastic	5%			2052	**	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$57,900	5	\$400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$800	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2027	\$234,400	10	\$15,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices And 2nd Floor							
	Fluorescent	10%			2037	**	10	\$5,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : New Locker Room							
	HID	30%			2027	\$136,700	10	\$600	
	LED	30%			2040	**			
	Egress Lighting								
	Emergency, Battery	20%			2040	**	10	\$2,700	
	Emergency, Battery	30%			2027	\$28,000	10	\$4,100	
	Exit, LED	20%			2067	**	1		
	Exit, Service	30%			2027	\$7,200	1		
	Exterior Lighting								
	HID	20%			2027	\$51,800	10		
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2035	**	5	\$1,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 13643**

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$56,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
	<i>Location : Boiler Room</i>								
	<i>Explanation : 1 Unit</i>								
	Distribution								
	Steam Piping/Pump	100%	Now	\$88,900	2032	\$444,500			
	<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Throughout</i>								
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : 1st Floor Central Garage</i>								
	<i>Explanation : Low Steam Pressure To The New Section At The Central Garage.</i>								
	Terminal Devices								
	Convactor/Radiator	20%			2030	\$90,800	1	\$3,700	
	Unit Heater - Steam	15%	Now	\$2,400	2027	\$47,300	4	\$800	
	<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : 2nd Floor Locker Room</i>								
	Unit Heater - Steam	10%			2037	* *	4	\$800	
	No Component	55%							
<b>Air Conditioning</b>									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Split Unit	5%			2037	* *			
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
	<i>Location : 2nd Floor</i>								
	<i>Explanation : 2nd Floor Female Supervisor Locker Room</i>								
	Window/Wall Unit	5%			2025	\$10,500	1		
	No Component	90%							
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2040	* *	1	\$900	
	No Component	95%							
	Heat Rejection								
	Evaporative Condenser	5%			2040	* *	2	\$2,000	
	No Component	95%							
<b>Ventilation</b>									
	Exhaust Fans								
	Wall Unit	10%			2037	* *	2	\$200	
	No Component	90%							
<b>Plumbing</b>									
	H/C Water Piping								
	Brass/Copper	30%			2042	* *	1		
	Galvanized Steel	70%	Now	\$24,800	2030	\$496,000	1		
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout</i>								

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

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

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



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

**Asset # : 13643**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	\$255,600	1-5	\$28,700	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : MANHATTAN BOROUGH REPAIR SHOP  
**Address** : 640 W. 26 ST @12TH AVENUE  
**Borough** : MANHATTAN **Agency's Number** : S214-232  
**Program / Asset #** : DOS0058.000 / 4517 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 205,215 **Project Type** : SANITATION  
**Date of Survey** : 14-Apr-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,Mez  
**Block** : 670 **Lot** : 50 **BIN** : 1012267

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,798,900	\$294,400
Interior Architecture	\$2,818,300	\$348,900
Electrical	\$131,800	\$440,400
Mechanical		\$253,600
<b>Total</b>	<b>\$4,749,000</b>	<b>\$1,337,300</b>
Importance Code A	\$1,798,900	\$294,400
Importance Code B	\$2,950,000	\$989,300
Importance Code C		\$53,700
<b>Total</b>	<b>\$4,749,000</b>	<b>\$1,337,300</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture			\$30,100	
Interior Architecture	\$126,500			\$3,400
Electrical	\$12,800	\$10,900	\$15,600	\$10,100
Mechanical	\$37,000	\$27,500	\$69,900	\$33,300
Site Pavements	\$17,600			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$205,700</b>	<b>\$50,300</b>	<b>\$127,500</b>	<b>\$58,700</b>
Importance Code A	\$10,100	\$10,100	\$40,700	\$10,100
Importance Code B	\$165,400	\$40,100	\$86,800	\$48,500
Importance Code C	\$30,200			
<b>Total</b>	<b>\$205,700</b>	<b>\$50,300</b>	<b>\$127,500</b>	<b>\$58,700</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 BOROUGH REPAIR SHOP**  
**Asset # : 4517**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	55%	Now	\$142,300	LIFE	* *	5	\$83,600	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : West Street Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : West Street Facade								
	Metal Panel	10%			2052	* *	5-10	\$104,600	
	Metal Sect. OHD	10%	Now	\$539,200	2052	* *	5	\$23,800	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 10%								
	Location : 12th Avenue Facade								
	Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
	Location : Doors On East And West Facades								
	Deformed/Dented, Extent : Severe, Area Affected : 25%								
	Location : Base Of Doors On East And West Facades								
	Weathering Steel	5%			LIFE	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rooftop Ramp								
	Explanation : Component Actually Structural Beams								
	Window Wall	20%			2052	* *	5	\$114,100	
Windows									
	Aluminum	40%	0-2	\$63,400	2040	* *	5	\$3,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Offices And Meeting Areas Overlooking West Street								
	Metal Louvers	60%			2035	* *	10	\$63,800	
Parapets									
	Masonry: Brick Cavity	95%	Now	\$75,300	LIFE	* *	5	\$15,300	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Planters								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : At Control Joints								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Planters								
	Metal Panel	5%			2052	* *	5	\$3,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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	Roof								
	Built-Up (BUR)	55%	Now	\$759,100	2042	**			
				Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%					
				Location : West Side Of Building					
				Expansion Joint Failure, Extent : Moderate, Area Affected : 15%					
				Location : Over 2nd Floor Shops					
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%					
				Location : Roof Over Repair Shop					
				Vegetation Growth, Extent : Moderate, Area Affected : 15%					
				Location : Perimeter Walls And At Drains					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Over 2nd Floor Shops					
				Worn/Eroded, Extent : Moderate, Area Affected : 75%					
				Location : Roof Entire					
	Metal Panel	35%			2049	**	10	\$77,700	
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
	Paver: Asphalt	10%	Now	\$98,800	2047	**			1
				Broken Paver Blocks, Extent : Moderate, Area Affected : 20%					
				Location : Patio Area					
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%					
				Location : Over 2nd Floor Repair Shop					
				Vegetation Growth, Extent : Moderate, Area Affected : 25%					
				Location : Patio Area					
				Water Penetration, Extent : Severe, Area Affected : 25%					
				Location : Over 2nd Floor Repair Shop, Planters					
	Soffits								
	Alum/Vinyl Siding	100%			2052	**	10	\$3,500	
Interior	Floors								
	Asphalt Poured	20%	Now	\$39,000	2037	**	5	\$13,500	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : Parking Area On Third Floor					
				Worn/Eroded, Extent : Moderate, Area Affected : 20%					
				Location : Parking Area On Third Floor					
	Cast in Place Concrete	50%	Now	\$224,300	LIFE	**	5	\$295,300	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 10%					
				Location : At Trench Drains Of First Floor Garage					
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Stock Room In 2nd Mezzanine, Entrance Ramps And Aprons					
	Ceramic Tile	20%	Now	\$59,500	2035	**	5	\$27,000	
				Cracking/Crumbling, Extent : Severe, Area Affected : 5%					
				Location : 2nd Floor Mens Toilet Room					
	Vinyl Tile	10%	4+	\$14,600	2037	**	3	\$10,100	
				Uneven Substrate, Extent : Severe, Area Affected : 2%					
				Location : 1st Floor Conference 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 BOROUGH REPAIR SHOP**  
**Asset # : 4517**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	6%	4+	\$12,400	2041	* *	5	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Mens Toilet On 2nd Floor									
	Concrete Masonry Unit	70%			LIFE	* *	5	\$53,700	
Horizontal Cracks, Extent : Light, Area Affected : 20%									
Location : Various Locations Throughout 1st And 2nd Floor Garages									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Interior Expansion Joints									
Vertical Cracks, Extent : Light, Area Affected : 15%									
Location : Various Locations Throughout 1st And 2nd Floor Garages									
	Glass: Single Pane	2%			LIFE	* *	5	\$2,900	
	Gypsum Board	15%			LIFE	* *	5	\$17,200	
	Masonry: Brick	5%			LIFE	* *			
	Metal Coiling Doors	2%	4+	\$16,700	2048	* *	5	\$9,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Sensors, Shoes									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Ramp. Recent Installation									
Explanation : Component Actually Rapid Rollup Door									
Ceilings									
	AcousTileSusp.Lay-In	20%	4+	\$43,800	2037	* *	5	\$27,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout 1st And 3rd Floor Offices									
	Exposed Struc: Steel	80%	Now	\$2,534,600	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%									
Location : Structural Beams									
Water Penetration, Extent : Moderate, Area Affected : 40%									
Location : Parking Area Over Third Floor, Repair Shops									
Worn/Eroded, Extent : Severe, Area Affected : 20%									
Location : Fireproofing Delaminating Off Of Structural Beams									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	95%	Now	\$15,500	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : West 26th Street									
	Pavers/Stone	5%	Now	\$900	2035	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : West Street Walkways									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$1,100	2045	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stair Joints On West 26th Street									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2042	* *	5	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Three Main Service Disconnect Switches Rated At One 4,000 Amperes And Two 2,500 Amperes								
	Transformers								
	Dry Type	100%			2037	* *	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical And Mechanical Room								
	Explanation : One 75 Kilovolt Ampere And One 30 Kilovolt Ampere, 480 High Voltage - 208/120 Low Voltsage								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2042	* *	5	\$900	
	Raceway								
	Conduit	100%			2042	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2040	* *	5	\$200	
	Molded Case Bkrs	95%			2040	* *	5	\$5,100	
	Wiring								
	Thermoplastic	100%			2042	* *	1		
	Motor Controllers								
	Locally Mounted	20%			2037	* *	5	\$300	
	Motor Control Center	75%			2037	* *	5	\$4,200	
	Variable Frequency Drive	5%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2037	* *	1	\$63,100	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2037	* *	10	\$56,500	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Repair Shop								
	Fluorescent	40%			2037	* *	10	\$75,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	HID	30%			2037	* *	10	\$2,000	
	Egress Lighting								
	Emergency, Battery	50%			2032	\$168,200	10	\$24,800	
	Exit, Service	50%			2032	\$43,200	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**  
**MANHATTAN BOROUGH REPAIR SHOP**  
**Asset # : 4517**

<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>

## Lighting

## Exterior Lighting

HID	10%			2032	\$93,500	10	\$100	
LED	10%			2040	* *			
No Component	80%							

## Alarm

## Security System

No Component	80%							
Generic	20%			2032	\$75,200	1	\$15,300	

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

*Location : Hallways, Repair Shop And Outside*

*Explanation : CCTV Surveillance Camera System*

## Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%			2032	\$103,400	1-3	\$25,300	

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel*

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

## Energy Source

Natural Gas	100%			2042	* *	1		
-------------	------	--	--	------	-----	---	--	--

## Conversion Equipment

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

*Other Observation, Extent : Severe, Area Affected : 80%*

*Location : Roof Level*

*Explanation : 14 Rooftop Package Units*

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

*Other Observation, Extent : Light, Area Affected : 20%*

*Location : Boiler Room*

*Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump	20%			2040	* *	4	\$2,000	
No Component	80%							

## Terminal Devices

Convactor/Radiator	10%			2037	* *	1	\$6,600	
Unit Heater - Steam	10%			2032	\$113,900	4	\$1,900	
No Component	80%							

## Air Conditioning

## Energy Source

Electricity	100%			2048	* *	1		
-------------	------	--	--	------	-----	---	--	--

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$12,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 14 Rooftop Package Units								
	Refrigerant 410 A								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$114,400	
	Exhaust Fans								
	Interior	10%			2032	\$88,900	2	\$600	
	Roof	90%			2037	**	2	\$5,700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Gas Fired	40%			2031	\$6,700	2		
	Gas Fired	60%	0-2	\$200	2032	\$10,000	2		
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room								
	Not Energy Efficient, Extent : Moderate, Area Affected : 60%								
	Location : Boiler Room								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : The System Has No Return Line								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2037	**	1	\$12,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1 Unit - 1, 1m, 2, 2m, 3. 2 Units - 1, 1m, 2, 2m								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$107,300	
	Sprinkler								
	Generic	100%			2042	**	1-2	\$57,500	

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



**DEPARTMENT OF SANITATION - 827  
MANHATTAN BOROUGH REPAIR SHOP**

**Asset # : 4517**

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

Fire Suppression

Fire Pump

Generic

100% 0-2 \$9,600 2041 \* \* 1 \$34,500

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

*Location : Basement. Fire Pump Leaking At Gasket*

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

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$398,100	\$199,500
Interior Architecture	\$242,300	\$376,800
<b>Total</b>	<b>\$640,400</b>	<b>\$576,300</b>
Importance Code A	\$398,100	\$199,500
Importance Code B	\$242,300	\$313,900
Importance Code C		\$62,800
<b>Total</b>	<b>\$640,400</b>	<b>\$576,300</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,900		\$23,100	\$15,800
Interior Architecture	\$39,400			
Electrical	\$15,100	\$20,200	\$17,700	\$18,100
Mechanical	\$39,800	\$20,000	\$31,400	\$15,500
Site Enclosure	\$25,600			\$3,700
<b>Total</b>	<b>\$143,800</b>	<b>\$40,200</b>	<b>\$72,100</b>	<b>\$53,100</b>
Importance Code A	\$24,700	\$1,800	\$24,200	\$17,700
Importance Code B	\$54,100	\$38,400	\$48,000	\$31,700
Importance Code C	\$65,100			\$3,700
<b>Total</b>	<b>\$143,800</b>	<b>\$40,200</b>	<b>\$72,100</b>	<b>\$53,100</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**  
**NORTH SHORE MARINE TRANSFER STAT**  
**Asset # : 14999**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal, Corrugated	55%			2057	* *	1		
	Metal Sect. OHD	4%	Now	\$17,400	2044	* *	5	\$7,700	
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Loading Floor									
Explanation : Loading Floor Overhead Door Is Too Low For Trucks									
	Metal Coiling Doors	1%	0-2	\$6,400	2036	* *	5	\$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%									
Location : Container Lidding Area									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Container Lidding Area									
Explanation : Synthetic Canvas									
	Pre-Cast Concrete	30%	0-2	\$52,300	LIFE	* *	5	\$120,000	
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : At East And West Facades									
Explanation : Base Perimeter Flashing Missing And Loose									
	Window Wall	10%			2057	* *	5	\$46,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Polycarbonate And Steel Components									
Windows									
	Aluminum	60%	Now	\$88,900	2053	* *	5	\$9,500	
Other Observation, Extent : Severe, Area Affected : 10%									
Location : South Facade In Operations Room									
Explanation : Water Infiltration Through Window From Roof Area During High Rain									
	Metal Louvers	40%			2044	* *	10	\$79,500	
Parapets									
	Metal Rail	25%			2048	* *	5-10	\$26,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : South Roof Elevation									
Explanation : No Access.									
	No Component	75%							
Roof									
	Metal Panel	100%			2048	* *	10	\$256,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : No Access.									
Metal Standing Seam Roof.									
Soffits									
	Aluminum Sunshades	60%			2040	* *	10	\$19,100	
	Metal, Corrugated	40%			2051	* *	1		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 STAT**  
**Asset # : 14999**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$137,000	LIFE	* *	5	\$180,400	
Drains Clogged, Extent : Severe, Area Affected : 60%								
Location : Loading Floor And Lower Lidding Area								
Recent Replace Evident, Extent : N/A, Area Affected : 25%								
Location : Loading Area								
Cast in Place Concrete	37%			LIFE	* *	5	\$133,500	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Mezzanine And Pier Floor								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Pier Floor, Mezzanine Level, Offices, Lunch Room And Mechanical Spaces								
Explanation : Epoxy Coated								
Ceramic Tile	8%			2044	* *	5	\$13,200	
Steel Grating	5%			2057	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Lidding Room And Mezzanine Above Lidding Area								
Explanation : Metal Catwalk								
Interior Walls								
Cast in Place Concrete	10%	4+	\$31,100	LIFE	* *			
Paint Peeling, Extent : Light, Area Affected : 1%								
Location : Lower Lidding Area								
Ceramic Tile	5%			2044	* *	5	\$10,500	
Concrete Masonry Unit	75%			LIFE	* *	5	\$62,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairwell And Loading Office								
Explanation : Location								
SGFT/Glazed Masonry	8%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors, Lunchroom And Offices								
Explanation : Location								
Steel Plate	2%	0-2	\$8,300	LIFE	* *	5	\$2,500	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Loading Floor								
Explanation : Panels Loose								

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

Maintenance \$ are aggregated over a ten-year period. Site 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 STAT**  
**Asset # : 14999**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Struc: Concrete	20%			LIFE	* *	5	\$5,100	
	Exposed Struc: Steel	65%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mezzanine, Loading And Pier Level							
		Explanation : Corrugated Metal Deck And Structural Steel							
	Gypsum Board	5%			LIFE	* *	5	\$10,200	
	Metal Panel	10%	Now	\$105,200	LIFE	* *	5	\$20,300	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : Mens Toilet 302 And Loading Level Office							
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Panels Are Constantly Removed Due To No Access Panels In Ceilings							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	10%			2048	* *	5-10	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North And East Walkway							
		Explanation : Railing At Building Perimeter							
	Exposed Struc: Steel	78%	0-2	\$25,000	LIFE	* *			
		Recent Repair Evident, Extent : N/A, Area Affected : 1%							
		Location : Three Driveway Metal Fence Panels							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Driveway							
		Explanation : Metal Grille Fence Above Concrete Railing.							
		Wind Has Caused Three Panels To Fall.							
	Exposed Struc: Steel	2%	Now	\$600	LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Entrance Gates To Driveway							
		Explanation : Entry Swing Gates Not Operable							
	No Component	10%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : West And South Building Perimeter							
		Explanation : No Railing							
Free Standing Walls									
	Cast in Place Concrete	100%			2075	* *			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	95%			2048	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter And Driveway							
		Explanation : Pier Level At Building							
	Pavers/Stone	5%			2044	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 STAT**  
**Asset # : 14999**

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

## Site Pavements

## Parking/Driveway

Cast in Place Concrete

100%

2044

\* \*

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

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker

100%

2057

\* \*

5

\$600

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

## Transformers

Dry Type

100%

2048

\* \*

5

\$400

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

## Switchgear / Switchboard

Air Circuit Breaker

100%

2057

\* \*

5

\$600

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

## Raceway

Conduit

100%

2057

\* \*

1

## Panelboards

Fused Disc Sw

70%

2053

\* \*

5

\$1,800

Molded Case Bkrs

30%

2053

\* \*

5

\$900

## Wiring

Thermoplastic

100%

2057

\* \*

1

## Motor Controllers

Locally Mounted

2%

2048

\* \*

5

Motor Control Center

98%

2048

\* \*

5

\$2,900

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,600

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

## Stand-by Power

## Transfer Switches

Automatic

100%

2048

\* \*

1

\$33,900

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

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site 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 STAT**  
**Asset # : 14999**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2044	* *	1	\$42,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Left Side Of The Building							
		Explanation : Emergency Generator Rated At 375 Kilowatts.							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$4,100	
Fuel Storage									
	Main Tank	100%			2066	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Left Side Of The Building							
		Explanation : 1350 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	HID	60%			2039	* *	10	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garbage Dumping Areas							
		Explanation : High Intensity Discharge Lights.							
	LED	40%			2039	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Offices, Locker Rooms, Electrical And Mechanical Rooms							
		Explanation : LED Lights							
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2066	* *	5	\$1,500	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2039	* *	1	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Garbage Dumping Areas And Driveways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$67,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throuhgout The Building							
		Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells, Smoke Detectors							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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 STAT**  
**Asset # : 14999**

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 STAT**  
**Asset # : 14999**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2036	* *	2	\$15,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork Stainless Steel	100%			LIFE	* *			
	Exhaust Fans								
	Interior	100%			2036	* *	2	\$3,400	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : There Is Too Much Dust Fill Out The Facility Causing Blockage To All The Filters Of Ventilation Equipment, Consequently Reducing The Efficiency Of The System.								
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2057	* *	1		
	Galvanized Steel	30%			2048	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%	0-2	\$27,100	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 15% Location : Loading Area And Lower Level Of Pier Area.								
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Submersible	100%			2026	\$3,300	4	\$3,500	
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$4,400	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$6,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2057	* *	1-5	\$55,600	
	Sprinkler								
	Generic	100%			2057	* *	1-2	\$30,900	
	Fire Pump								
	Generic	100%			2044	* *	1	\$20,600	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
*Estimates are rounded to the nearest hundred dollars.*  
*Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : QUEENS - WEST DISTRICT 5 GARAGE  
**Address** : 48-01 58TH 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** : 09-Feb-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,818,500	\$132,800
Interior Architecture	\$1,509,400	\$343,900
Electrical	\$215,400	\$726,700
Mechanical	\$2,452,600	
Site Enclosure	\$192,700	
Site Pavements	\$242,300	
<b>Total</b>	<b>\$8,430,900</b>	<b>\$1,203,500</b>
Importance Code A	\$3,818,500	\$132,800
Importance Code B	\$3,987,900	\$1,070,700
Importance Code C	\$624,500	
<b>Total</b>	<b>\$8,430,900</b>	<b>\$1,203,500</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$5,200			
Interior Architecture	\$4,000	\$10,500	\$700	\$8,800
Electrical	\$42,700	\$9,700	\$8,400	\$98,400
Mechanical	\$10,900	\$7,500	\$13,800	\$7,500
Site Enclosure	\$6,500			
Site Pavements	\$42,000			
<b>Total</b>	<b>\$111,300</b>	<b>\$27,700</b>	<b>\$23,000</b>	<b>\$114,600</b>
Importance Code A	\$9,100	\$3,900	\$3,900	\$4,100
Importance Code B	\$74,200	\$20,300	\$19,100	\$110,600
Importance Code C	\$28,000	\$3,500		
<b>Total</b>	<b>\$111,300</b>	<b>\$27,700</b>	<b>\$23,000</b>	<b>\$114,600</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 - 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	\$255,700	LIFE	* *	5	\$10,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : 58th Road And 47th Street								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Coiling Doors	15%	Now	\$318,500	2053	* *	5	\$4,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 70%								
	Location : All Facades								
	Deformed/Dented, Extent : Moderate, Area Affected : 30%								
	Location : All Facades								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Window Wall	5%	Now	\$1,500	2043	* *	5	\$1,900	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : East Facade								
Windows									
	Aluminum	100%	Now	\$3,700	2041	* *	5	\$2,000	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
	Location : Garage								
Parapets									
	Concrete Masonry Unit	90%	Now	\$948,300	LIFE	* *	5	\$17,700	1
	Expansion Joint Failure, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Pre-Cast Concrete	10%	Now	\$138,200	LIFE	* *	5	\$10,900	1
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Coping								
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Coping								
Roof									
	Built-Up (BUR)	95%	Now	\$2,157,800	2043	* *			
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Bulkheads, Locker Rooms, Second Floor								
	Sloped Glazing	5%			LIFE	* *	5	\$132,800	

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

Maintenance \$ are aggregated over a ten-year period. Site 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								
Soffits								
Alum/Vinyl Siding	100%			2043	* *	10	\$900	
Interior								
Floors								
Cast in Place Concrete	53%			LIFE	* *	5	\$135,400	
Cast in Place Concrete	20%	Now	\$387,900	LIFE	* *	5	\$51,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Drains Inad/Misposn, Extent : Severe, Area Affected : 50%								
Location : Wash Bay								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Wash Bay								
Explanation : Clogging								
Ceramic Tile	12%			2036	* *	5	\$14,000	
Quarry Tile	10%			2038	* *	5	\$17,500	
Vinyl Tile	5%			2033	\$157,500	3	\$2,200	
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$6,900	
Concrete Masonry Unit	75%			LIFE	* *	5	\$41,600	
Concrete Masonry Unit	3%	Now	\$382,200	LIFE	* *	5	\$1,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Freestanding Wall In Wash Bay Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Garage Near Parking Area, Freestanding Wall In Wash Bay Area								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Glass: Single Pane	2%			LIFE	* *	5	\$2,100	
Gypsum Board	5%			LIFE	* *	5	\$4,200	
SGFT/Glazed Masonry	10%			LIFE	* *			

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$284,400	2053	**	5	\$8,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Office Area, Second Floor Corridor								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Office Area Locker Rooms								
	Water Penetration, Extent : Severe, Area Affected : 40%								
	Location : Locker Rooms, Second Floor, Lunch Room, And Rooms G26 C, G27 D, G40 A								
	Exposed Struc: Steel	83%	2-4	\$454,900	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Garage								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Garage								
	Gypsum Board	2%	Now	\$4,000	LIFE	**	5	\$2,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Bulkheads								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Bulkheads And Locker Rooms								
Site Enclosure									
Fence/Gates									
	Chain Link	100%	4+	\$6,500	2043	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Retaining Walls									
	Concrete Masonry Unit	100%	Now	\$192,700	2043	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : South Facade Planter Beds								
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : South Facade Planter Beds								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$20,500	2038	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$21,500	2038	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade Entry Stairs								
Parking/Driveway									
	Asphalt	50%	0-2	\$64,900	2036	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cast in Place Concrete	50%	Now	\$177,400	2038	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,400	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2033	\$63,500	5	\$300	
	Raceway								
	Conduit	100%			2033	\$10,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2032	\$39,000	5	\$2,100	
	Wiring								
	Thermoplastic	100%			2033	\$22,100	1		
	Motor Controllers								
	Locally Mounted	25%			2031	\$22,400	5	\$100	
	Motor Control Center	75%			2031	\$80,000	5	\$1,600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,200	
Lighting									
	Interior Lighting								
	Fluorescent	40%	Now	\$10,900	2033	\$218,600			
		Malfunctioning, Extent : Light, Area Affected : 2%							
		Location : Throughout The Building							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%	Now	\$27,300	2033	\$273,300			
		Malfunctioning, Extent : Light, Area Affected : 2%							
		Location : Main Garage							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Main Garage							
	HID	10%			2033	\$91,400	10	\$300	
	Egress Lighting								
	Emergency, Battery	50%			2028	\$70,600	10	\$10,400	
	Exit, Battery	50%			2028	\$48,600	10	\$2,900	
	Exterior Lighting								
	HID	8%			2028	\$28,800	10		
	LED	2%			2041	* *			
	No Component	90%							
Alarm									
	Security System								
	Generic	100%	Now	\$144,800	2043	* *	1	\$26,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : CCTV Surveillance System Not Operational							
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$48,700	

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 - WEST DISTRICT 5 GARAGE**  
**Asset # : 4518**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	80%			2053	* *	1			
Interruptible Gas/Dual Fuel	20%			2053	* *	1			
Conversion Equipment									
Furnace	60%			2038	* *	1	\$23,400		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 18 Gas Fired Units								
Furnace	20%			2038	* *	1	\$7,800		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage								
	Explanation : 12 Space Heaters Are Not Currently Being Used, Heating Is By Rooftop Units								
Hot Water Boiler	20%			2038	* *	1	\$7,800		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Boiler Room								
	Explanation : 2 Dual Fuel Hot Water Boilers								
Distribution									
Hot Wtr Piping/Pump	20%			2041	* *	4	\$1,200		
No Component	80%								
Terminal Devices									
Convactor/Radiator	10%	Now	\$3,200	2038	* *	1	\$2,300		
	Damaged, Extent : Moderate, Area Affected : 5%								
	Location : Facility Office								
Unit Heater - Hot Water	10%			2038	* *				
No Component	80%								
Controls									
Digital	100%	Now	\$110,800	2028	\$2,216,000				
	Software Issue Suspected, Extent : Severe, Area Affected : 100%								
	Location : System Doesn't Modulate Causing The Units To Go Off On Alarm Often								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Facility Office								
	Explanation : System Also Controls Queens West 5A Broom Garage								
Air Conditioning									
Energy Source									
Electricity	100%			2049	* *	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2027	\$61,000	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit In Garage Other Observation, Extent : N/A, Area Affected : 100% Location : Garage Explanation : Used As Back Up Unit							
	Ext Pkg Unit - Heating/Cooling	5%	Now	\$64,800	2043	* *	2	\$200	
		Broken, Extent : Severe, Area Affected : 100% Location : Roof Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Roof R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit on Roof							
	Ext Pkg Unit - Heating/Cooling	90%			2038	* *	2	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 18 Units, R-410a Refrigerant							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,100	
	Exhaust Fans								
	Roof	100%			2038	* *	2	\$2,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2043	* *	1		
	Galvanized Steel	20%			2038	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$33,400	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 195 Gallon Unit. Quantity 2							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2033	\$34,500	1	\$4,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$22,100	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 14-Sep-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7860 **Lot** : 1 **BIN** : 4445411

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$1,743,300	\$58,200
Interior Architecture	\$822,000	\$581,800
Electrical	\$73,500	\$1,357,600
Mechanical	\$172,000	\$1,003,900
Site Pavements	\$243,800	
<b>Total</b>	<b>\$3,054,600</b>	<b>\$3,001,500</b>
Importance Code A	\$1,743,300	\$301,800
Importance Code B	\$860,100	\$2,699,700
Importance Code C	\$451,200	
<b>Total</b>	<b>\$3,054,600</b>	<b>\$3,001,500</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$77,800		\$20,500	
Interior Architecture	\$137,900		\$3,800	\$10,900
Electrical	\$70,000	\$6,000	\$7,000	\$9,000
Mechanical	\$104,000	\$10,400	\$15,700	\$10,000
Site Enclosure	\$3,300			
Site Pavements	\$9,100			
<b>Total</b>	<b>\$402,100</b>	<b>\$16,300</b>	<b>\$47,100</b>	<b>\$29,900</b>
Importance Code A	\$103,900	\$5,000	\$25,500	\$5,000
Importance Code B	\$220,900	\$11,400	\$21,600	\$14,400
Importance Code C	\$77,300			\$10,500
<b>Total</b>	<b>\$402,100</b>	<b>\$16,300</b>	<b>\$47,100</b>	<b>\$29,900</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 11 GARAGE**  
**Asset # : 4135**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	78%	Now	\$247,400	LIFE	**	5	\$58,200		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : West Facade Over Garage Entrance									
Diagonal Cracks, Extent : Moderate, Area Affected : 2%									
Location : South Facade									
Metal Coiling Doors	15%			2047	**	5	\$35,000		
Pre-Cast Concrete	2%			LIFE	**	5	\$9,700		
Window Wall	5%	Now	\$22,100	2044	**	5	\$7,000		
Glazing Clouded, Extent : Moderate, Area Affected : 15%									
Location : West Facade									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Windows									
Aluminum	95%			2042	**	5	\$6,100		
Metal Louvers	5%			2043	**	10	\$2,000		
Parapets									
Concrete Masonry Unit	50%			LIFE	**	5-10	\$27,300		
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : Parapet Wall									
Masonry: Brick Cavity	48%			LIFE	**	5-10	\$32,700		
Pre-Cast Concrete	2%			LIFE	**	5	\$2,500		
Roof									
Built-Up (BUR)	95%	Now	\$1,360,800	2044	**			1	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Throughout									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Garage Parapet Wall And Upper And Lower Garage Roof									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Intersection Of Garage 2 Roof And Upper Garage									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Skylight, Plastic	5%	Now	\$135,000	2047	**	1		1	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Roof Over Garage									

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$162,000	LIFE	* *	5	\$213,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Second Floor And Ramps								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Garage Area								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Explanation : Ground Water								
Ceramic Tile	5%			2037	* *	5	\$7,500		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : First Floor Corridor								
Quarry Tile	20%	Now	\$215,600	2039	* *	5	\$22,500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor								
Sheet Vinyl/Rubber	3%			2034	\$287,600	5	\$6,800		
Terrazzo	5%	4+	\$13,700	LIFE	* *	5	\$5,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Entry Stair Treads								
Vinyl Tile	2%			2034	\$81,000	3	\$1,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Lunch Room, 2nd Floor Lounge, And 1st Floor Office Space								
Interior Walls									
Cast in Place Concrete	5%	Now	\$77,900	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
Cast in Place Concrete	10%			LIFE	* *	10	\$52,500		
Ceramic Tile	10%			2043	* *	5	\$21,000		
Concrete Masonry Unit	20%	Now	\$77,100	LIFE	* *	5	\$16,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : At Second Floor Ramp Pilaster Bases								
Gypsum Board	10%			LIFE	* *	5-10	\$35,700		
Masonry: Brick	5%			LIFE	* *	10	\$3,100		
SGFT/Glazed Masonry	40%			LIFE	* *	10	\$42,000		

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

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

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

## DEPARTMENT OF SANITATION - 827

## QUEENS 11 GARAGE

Asset # : 4135

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$14,000	2051	**	5	\$7,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Locker Rooms, Lunch Room, Corridors							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Locker Rooms, Lunch Room, Exercise Room, 2nd Floor Lounge							
Exposed Struc: Steel	79%			LIFE	**	10	\$237,000	
Exposed Struc: Steel	1%	Now	\$8,800	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Telephone Room, Boiler Room, Queens 13 Garage Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Queens 13 Garage Floor, Boiler Room							
Gypsum Board	10%			LIFE	**	5-10	\$51,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$3,300	2054	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Walls Adjacent To Ramp Entrances							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$9,100	2039	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Parking Area							
Parking/Driveway								
Asphalt	70%	0-2	\$112,200	2043	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Parking Area							
Cast in Place Concrete	30%	Now	\$131,500	2047	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Sinking/Subsiding, Extent : Severe, Area Affected : 5%							
	Location : Driveway To Parking Garage							

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
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	10%	2-4	\$700	2064	* *	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Switch Gear Basement							
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Electrical Room							
		Explanation : Two 2,000 Ampere Main Disconnect Switches							
	Fused Disc Sw	90%			2034	\$6,600	5	\$400	
Switchgear / Switchboard									
	Fused Disc Sw	10%	2-4	\$9,500	2064	* *	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Switchgear Board Electrical Room In Basement							
	Fused Disc Sw	90%			2034	\$85,700	5	\$400	
Raceway									
	Conduit	95%			2034	\$16,400	1		
	Conduit	5%	2-4	\$900	2064	* *	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Garage And Electrical Room Basement At Northwall Garage							
Panelboards									
	Fused Disc Sw	5%			2033	\$2,900	5	\$100	
	Molded Case Bkrs	10%	2-4	\$5,800	2059	* *	5	\$100	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Garage, Basement Garage And Electrical Room							
	Molded Case Bkrs	85%			2033	\$49,700	5	\$2,200	
Wiring									
	Thermoplastic	100%			2034	\$35,300	1		
Motor Controllers									
	Locally Mounted	30%			2032	\$43,700	5	\$200	
	Motor Control Center	70%			2032	\$149,300	5	\$1,900	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,500	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main In Basement							
Stand-by Power									
	Transfer Switches								
	Manual	100%			2034	\$10,600	5	\$400	
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 11 GARAGE

Asset # : 4135

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Lighting									
	Interior Lighting								
	Fluorescent	78%			2029	\$540,900	10	\$71,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : The Lighting System Is Composed Of T-8 Lamp Type, Fixtures In Satisfactory Condition.							
	Fluorescent	10%			2034	\$69,300	10	\$9,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanic Shop On 1st Floor							
		Explanation : T-5 Lamps							
	Fluorescent	2%			2029	\$13,900	10	\$1,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st And 2nd Floor Lobby By The Stairs							
	LED	10%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2029	\$82,200	10	\$12,100	
	Exit, Service	50%			2029	\$16,600	1		
Exterior Lighting									
	HID	25%			2029	\$114,200	10	\$100	
	HID	5%	Now	\$22,800	2044	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Employee Parking Lot Under The Bridge							
		Explanation : 5 Missing Light Poles And Fixtures							
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2029	\$18,400	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside In Front Of The Building							
		Explanation : CCTV Surveillance Camera							
Fire/Smoke Detection									
	Generic, Digital	100%			2029	\$252,500	1-3	\$63,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Bell, Horn, Smoke Detectors, Pull Boxes, And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	* *	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 11 GARAGE**  
**Asset # : 4135**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	80%	0-2	\$24,400	2029	\$243,600	1	\$35,700	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Roof. Heating Ventilation Unit 1, Heating Ventilation Unit 2 Does Not Work							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Rooftop Units Are Out Of Service Frequently And Not Energy Efficient							
	Hot Water Boiler	20%			2051	* *	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Boiler Room							
		Explanation : 1 Gasoline Fired Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	20%			2042	* *	4	\$1,500	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	15%	2-4	\$6,000	2032	\$120,100	1	\$4,400	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Entry							
	Fan Coil Unit/Heat	5%			2029	\$121,400	1	\$1,600	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$16,400	2034	\$328,900	2	\$1,000	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Rooftop Unit 2 Has No Heating							
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : 3 Package Units On The Roof							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	0-2	\$172,000	LIFE	* *	2-5	\$11,200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Faulty Air Intake, Extent : Moderate, Area Affected : 100%							
		Location : At Fresh Air Intake Points							
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$70,800	

*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 11 GARAGE**  
**Asset # : 4135**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	70%			2034	\$133,000	2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Larger Size Roof Fans							
	Roof	30%			2029	\$57,000	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Smaller Size Roof Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	60%			2033	\$20,000	2		
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Mechanical Room							
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room, 1 Of 2 Defective Hot Water Heaters							
	Gas Fired	40%			2032	\$13,300	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$24,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Water/sewage Backs Up Into Basement Level. Clogged Shower Drain							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$3,000	2029	\$3,000	4	\$2,100	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Duplex With One Pump Missing							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One Temporary Pump Is Being Used							
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Explanation : In Need Of Repair							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	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.



## DEPARTMENT OF SANITATION - 827

## QUEENS 11 GARAGE

Asset # : 4135

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Chemical System							
	Dry	1%			2029	\$200	1-3	\$1,200
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 1st Floor Garage						
		Explanation : On Top Of Gasoline Refill Station						
	No Component	99%						

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

Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : QUEENS 6 GARAGE BETTS AVE. FACILITY  
**Address** : 58-73 53RD AVE. ( ZOLA - 58-62 58TH STREET )  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0015.000 / 2002 **Yr Built/Renovated** : 1957 /  
**Area Sq Ft** : 92,912 **Project Type** : SANITATION  
**Date of Survey** : 16-Sep-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 2361 **Lot** : 151 **BIN** : 4462505

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$7,103,200	\$275,000
Interior Architecture	\$2,792,500	\$237,300
Electrical	\$197,400	\$954,300
Mechanical	\$448,300	
Site Pavements	\$371,000	
<b>Total</b>	<b>\$10,912,500</b>	<b>\$1,466,600</b>
Importance Code A	\$7,103,200	\$560,800
Importance Code B	\$2,385,800	\$905,800
Importance Code C	\$1,423,500	
<b>Total</b>	<b>\$10,912,500</b>	<b>\$1,466,600</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$71,700		\$16,100	
Interior Architecture	\$19,300	\$3,500		\$2,600
Electrical	\$11,800	\$800	\$15,900	
Mechanical	\$61,900	\$5,500	\$82,300	\$12,400
<b>Total</b>	<b>\$164,700</b>	<b>\$9,700</b>	<b>\$114,300</b>	<b>\$15,000</b>
Importance Code A	\$77,200		\$17,300	
Importance Code B	\$68,300	\$9,700	\$97,000	\$15,000
Importance Code C	\$19,300			
<b>Total</b>	<b>\$164,700</b>	<b>\$9,700</b>	<b>\$114,300</b>	<b>\$15,000</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 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	\$100,200	LIFE	* *	5	\$42,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Brick	25%	Now	\$1,378,500	LIFE	* *	5	\$42,900	1
Diagonal Cracks, Extent : Severe, Area Affected : 20%									
Location : Bulkheads									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Bulkheads									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%									
Location : Bulkheads									
Vegetation Growth, Extent : Moderate, Area Affected : 40%									
Location : East Facade									
	Masonry: Brick	50%	Now	\$689,200	LIFE	* *	5	\$85,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Overhead Door Openings									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%									
Location : At Window Lintels And Doors									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Vertical Cracks, Extent : Severe, Area Affected : 15%									
Location : Corners Of North Facade And Control Tower									
	Masonry: Granite	5%	Now	\$131,800	LIFE	* *	5	\$6,400	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Office Entry									
Explanation : Material Actually Terrazo Panels									
	Metal Coiling Doors	4%	0-2	\$71,500	2037	* *	5	\$10,700	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Metal Coiling Doors	6%			2037	* *	5	\$32,100	
	Pre-Cast Concrete	5%	Now	\$60,700	LIFE	* *	5	\$27,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Window Sills And Lintels									
Misaligned/Bulging, Extent : Severe, Area Affected : 15%									
Location : South East Windows									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : South East Corner									
Explanation : Vegetation Growth									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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	\$2,000	2035	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Steel	97%	Now	\$1,032,100	2057	* *	5	\$146,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Garage, Crane Floor And Tower							
	Thermally Inefficient, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 35%							
	Location : Exterior Window Frames							
Parapets								
Masonry: Brick	50%	Now	\$144,700	LIFE	* *	5	\$5,900	1
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Corners							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
	Location : East Facade At Incinerator And Boiler Room							
	Spalling, Extent : Severe, Area Affected : 15%							
	Location : East Facade							
	Other Observation, Extent : Severe, Area Affected : 40%							
	Location : East Side Parapets							
	Explanation : Netting Installed On Parapets							
Masonry: Limestone	7%	Now	\$19,800	LIFE	* *	5	\$1,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Coping							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	45%	Now	\$600,900	2042		* *		
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Entrance Under Canopy							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	40%	4+	\$25,000	2040		* *		
		Ponding, Extent : Light, Area Affected : 10%							
		Location : 3rd Floor Roof							
	Skylight, Metal/Glass	15%	Now	\$2,893,500	2062		* *		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Upper Roof							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%							
		Location : Upper Roof							
Soffits									
	Cast in Place Concrete	100%	Now	\$24,900	LIFE		* *	5	\$21,600
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Front Entry Canopy							
Interior									
	Floors								
	Cast in Place Concrete	78%	Now	\$450,500	LIFE		* *	5	\$237,300
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement, Garage Area And Boiler Room							
	Ceramic Tile	5%			2041		* *	5	\$7,000
	Terrazzo	2%			LIFE		* *	5	\$2,200
	Vinyl Tile	15%	Now	\$168,800	2042		* *	3	\$7,800
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Offices							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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
Interior									
Interior Walls									
	Cast in Place Concrete	20%	0-2	\$471,600	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Concrete Masonry Unit	29%	0-2	\$211,300	LIFE	* *	5	\$18,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Stairwell								
	Gypsum Board	1%	2-4	\$400	LIFE	* *	5	\$1,000	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
	Location : 1st Floor Corridor								
	Plaster	10%	Now	\$18,900	LIFE	* *	5	\$4,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	SGFT/Glazed Masonry	40%	Now	\$557,500	LIFE	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Interior Window Sills In Garage Area								
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Garage Area								
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$67,700	2037	* *	5	\$10,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Exposed Struc: Concrete	85%	Now	\$865,000	LIFE	* *	5	\$18,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room and Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2042	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2067	* *			
Site Pavements									

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	Now	\$187,900	2052	* *			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 53rd Avenue</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 53rd Avenue</i>								
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : 53rd Avenue</i>								
<i>Explanation : Patched With Asphalt</i>								

Parking/Driveway  
Asphalt

Asphalt	70%	Now	\$84,300	2035	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Salt Pile</i>								

Cast in Place Concrete	30%	Now	\$98,800	2037	* *			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway And Ramps</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Driveway</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway And Ramps</i>								

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2032	\$285,800	5	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room. 2nd Floor</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								

## Transformers

Dry Type	100%			2030	\$26,100	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 300 Kilovolt Ampere 480/277volts Primary - 208/120volts Secondary</i>								

## Switchgear / Switchboard

Molded Case Bkrs	70%			2032	\$200,000	5	\$1,700	
Molded Case Bkrs	30%			2042	* *	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**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	90%			2032	\$100,000	1		
	Conduit	10%			2042	* *	1		
Panelboards									
	Fused Disc Sw	10%			2031	\$15,600	5	\$200	
	Fused Disc Sw	5%			2040	* *	5	\$100	
	Molded Case Bkrs	55%			2031	\$85,800	5	\$1,300	
	Molded Case Bkrs	30%			2040	* *	5	\$700	
Wiring									
	Braided Cloth	60%	2-4	\$103,900	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2042	* *	1		
	Thermoplastic	30%			2032	\$51,900	1		
Motor Controllers									
	Locally Mounted	5%			2037	* *	5		
	Locally Mounted	15%			2030	\$17,500	5	\$100	
	Motor Control Center	80%			2030	\$230,800	5	\$2,000	
Ground									
	Grounding Devices								
	Generic	100%	Now	\$10,200	LIFE	* *	5	\$1,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2040	* *	10	\$25,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Hallways And Locker Rooms							
	HID	65%			2037	* *	10	\$2,000	
	Incandescent	5%			2027	\$93,600	2	\$100	
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$11,200	
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	HID	100%			2037	* *	10	\$300	

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

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



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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%	0-2	\$5,500	2035	**	5	\$2,800	
		Damaged, Extent : Moderate, Area Affected : 10% Location : 1st Floor Garage							
	Distribution								
	Central Plant Steam Piping/Pmp	100%	0-2	\$51,000	2042	**	4	\$4,600	
		Leak Evident, Extent : Severe, Area Affected : 100% Location : 10 Inch Diameter Of Approximately 12 Feet Piping Is Leaking Stream							
	Terminal Devices								
	Convactor/Radiator	70%	Now	\$155,800	2037	**	1	\$18,900	
		On Extended Life, Extent : Severe, Area Affected : 90% Location : Throughout							
	Unit Heater - Steam	30%			2037	**	4	\$3,800	
		Damaged, Extent : Severe, Area Affected : 60% Location : Condensate Return Is Leaks, Rejects Raw Steam 1st And 2nd Floors							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%			2037	**	2	\$1,100	
	Window/Wall Unit	10%			2027	\$34,400	1		
	No Component	70%							
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2037	**	1	\$3,000	
		Recent Repair Evident, Extent : N/A, Area Affected : 10% Location : New Fan Coil Units Has Replaced In The 1st Floor Garage							
	No Component	90%							
	Heat Rejection								
	Dry Cooler	10%			2032	\$12,500	2	\$6,500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%	Now	\$47,800	LIFE	**	2-5	\$31,100	
		Corroded, Extent : Severe, Area Affected : 60% Location : Throughout							
	No Component	40%							
	Exhaust Fans								
	Interior	60%			2027	\$241,500	2	\$1,700	
	Wall Unit	40%			2027	\$15,700	2	\$1,100	
		Broken, Extent : Severe, Area Affected : 10% Location : Garage Ventilation Is Not Working, Beyond Useful Life							
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**  
**QUEENS 6 GARAGE BETTS AVE. FACILITY**  
**Asset # : 2002**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2049	* *	1		
	Water Heater With Tanks								
	Electric	100%			2027	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$2,800	4	\$2,900	
				Controller Not Working, Extent : Severe, Area Affected : 100%					
				Location : Malfunctioning Pneumatic System					
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$5,700	
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2058	* *	1-5	\$24,300	
	Sprinkler								
	No Component	90%							
	Generic	10%			2052	* *	1-2	\$2,600	

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 72,163 **Project Type** : SANITATION  
**Date of Survey** : 09-Mar-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,Ph  
**Block** : 15980 **Lot** : 100 **BIN** : 4616024

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$348,300	\$328,800
Interior Architecture	\$114,700	
Site Pavements	\$133,900	
<b>Total</b>	<b>\$596,800</b>	<b>\$328,800</b>
Importance Code A	\$348,300	\$328,800
Importance Code B	\$60,400	
Importance Code C	\$188,100	
<b>Total</b>	<b>\$596,800</b>	<b>\$328,800</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$52,500	\$25,200	\$2,100	
Interior Architecture	\$25,500	\$8,100		
Electrical	\$19,500	\$38,400	\$8,800	\$6,500
Mechanical	\$48,000	\$19,800	\$19,300	\$10,400
Site Enclosure	\$21,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$171,300</b>	<b>\$95,400</b>	<b>\$34,100</b>	<b>\$20,900</b>
Importance Code A	\$90,200	\$27,700	\$6,700	\$2,300
Importance Code B	\$49,400	\$67,700	\$27,400	\$18,600
Importance Code C	\$31,800			
<b>Total</b>	<b>\$171,300</b>	<b>\$95,400</b>	<b>\$34,100</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**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$18,100	
	Metal Panel	10%	Now	\$12,500	2051	**	5	\$18,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Bulkhead									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Bulkhead									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Bulkhead									
Explanation : Aluminum Panel Cladding System									
	Metal Sect. OHD	15%	4+	\$25,700	2036	**	5	\$22,700	
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Pre-Cast Concrete	65%			LIFE	**	5	\$204,300	
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Entry Facade									
Windows									
	Aluminum	95%			2047	**	5	\$4,200	
	Metal Louvers	5%	4+	\$1,200	2040	**			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout Exterior									
Explanation : Dusty And Grimey									
Parapets									
	Concrete Masonry Unit	35%			LIFE	**	5	\$8,600	
	Metal/Glass Curt Wall	10%			2051	**	5	\$8,500	
	Pre-Cast Concrete	15%	Now	\$13,000	LIFE	**	5	\$20,600	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Under Coping Stone, Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Building									
Explanation : Coping Stone									
	Pre-Cast Concrete	35%			LIFE	**	5	\$48,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Face Of Parapet									
Explanation : Precast Concrete Panals									
	No Component	5%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Bulkhead									
Explanation : No Parapet									

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	85%	Now	\$137,100	2036	* *			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Bulkhead</i>								
Skylight, Plastic	13%	Now	\$211,100	2044	* *	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout Main Roof</i>								
Sloped Glazing	2%			LIFE	* *	5	\$40,300	
Soffits								
Metal Panel	100%			2051	* *	5-10	\$76,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$23,600	
Ceramic Tile	20%			2040	* *	5	\$21,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridors Throughout</i>								
Sheet Vinyl/Rubber	10%			2036	* *	5	\$16,200	
Traffic Topping	60%	Now	\$60,400	2036	* *	5	\$40,500	
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Drainage Clogging At North East Corner Of Garage</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *			
Ceramic Tile	10%			2040	* *	5	\$19,700	
Concrete Masonry Unit	15%	4+	\$54,300	LIFE	* *	5	\$11,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lounge Room On First And Second Floors And Lobby Corridor</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Scratches And Scuff Marks From Chairs In Lounge Room On First And Second Floors. Scratches And Scuff Marks In Lobby Corridor.</i>								
Glass: Single Pane	2%			LIFE	* *	5	\$3,000	
Glazed Ceramic Panel	5%			LIFE	* *			
SGFT/Glazed Masonry	48%			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 DISTRICT 14 GARAGE**  
**Asset # : 14558**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$4,900	2044	* *	5	\$7,500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Mens Locker Room							
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
	Location : Offices Throughout							
Exposed Struc: Concrete	5%			LIFE	* *	5	\$800	
Exposed Struc: Steel	70%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Long Span Trusses And Metal Deck							
Metal Panel	10%			LIFE	* *	5	\$12,500	
Site Enclosure								
Fence/Gates								
Chain Link	5%	Now	\$2,400	2051	* *			
	Impact Damage, Extent : Severe, Area Affected : 20%							
	Location : Rear, Facing Water							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Rear, Facing Water							
	Explanation : Chain Link Was A Temporary Fence For Missing Iron Picket Fence							
Iron Picket	95%	Now	\$19,500	2066	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 7%							
	Location : Perimeter Facing Water							
	Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
	Location : Rear Perimeter Fence Behind Salt Shed							
	Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : Facing Water							
Free Standing Walls								
Cast in Place Concrete	100%			2066	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Salt Shed							
	Explanation : Cast Concrete							
Retaining Walls								
Cast in Place Concrete	100%			2066	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Salt Shed							
	Explanation : Exterior Walls							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2044	* *			
Cast in Place Concrete	10%			2044	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : At Front Entrance And Walkways Facing Water							
	Explanation : Stamped Concrete For Decorative Pattern							

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

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

## Site Pavements

Parking/Driveway  
Asphalt

100% 2-4 \$133,900 2040 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 5%*  
*Location : Throughout*  
*Sinking/Subsiding, Extent : Light, Area Affected : 2%*  
*Location : Parking Area*

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

## Under 600 Volts

Service Equipment  
Air Circuit Breaker

100% 2051 \* \* 5 \$400

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Two Service Disconnect Switches Rated At 2,500 Amperes And 2,000 Amperes*

## Transformers

Dry Type

50% 2044 \* \* 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 500 Kilovolt-amperes, Two 30 Kilovolt-amperes, 480/277/208 Volts*

Liquid Filled

50% 2044 \* \* 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Outside*  
*Explanation : No Available Nameplate Ratings*

## Switchgear / Switchboard

Air Circuit Breaker

10% 2051 \* \* 5

Fused Disc Sw

80% 2051 \* \* 5 \$200

Molded Case Bkrs

10% 2051 \* \* 5 \$200

## Raceway

Conduit

100% 2051 \* \* 1

## Panelboards

Fused Disc Sw

10% 2047 \* \* 5 \$200

Molded Case Bkrs

90% 2047 \* \* 5 \$1,700

## Wiring

Thermoplastic

100% 2051 \* \* 1

## Motor Controllers

Locally Mounted

10% 2044 \* \* 5

Motor Control Center

90% 2044 \* \* 5 \$1,800

## Ground

Grounding Devices

Generic

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

## Stand-by Power

Transfer Switches

Automatic

100% 2044 \* \* 1 \$22,200

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	35%			2036	* *	10	\$23,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Offices, Locker Rooms, Toilets Explanation : T-8 Lamps							
	Fluorescent	5%			2036	* *	10	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Hallways Explanation : Compact Fluorescent Lights							
	HID	60%			2036	* *	10	\$1,400	
Egress Lighting									
	Emergency, Service	30%			2036	* *	1		
	Emergency, Battery	20%			2036	* *	10	\$3,500	
	Exit, LED	40%			2059	* *	1		
	Exit, Service	10%			2036	* *	1		
Exterior Lighting									
	HID	20%			2036	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%	Now	\$13,200	2041	* *	1	\$2,400	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Outside Perimeter							
Fire/Smoke Detection									
	Generic, Analog	100%			2036	* *	1-3	\$44,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		

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



**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	45%	0-2	\$4,900	2036	**	1	\$14,400	
		Not in Service, Extent : Moderate, Area Affected : 60%							
		Location : Waiting For Repair Parts, Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Heating And Ventilation Units Covering The Garage Area							
	Hot Water Boiler	20%			2044	**	1	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 5 Units Covering The Offices Area							
	Radiant Heater	35%	0-2	\$32,100	2036	**	2	\$9,400	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Ceiling Of The Garage Areas							
Distribution									
	Hot Wtr Piping/Pump	20%			2047	**	4	\$700	
	No Component	80%							
Terminal Devices									
	Fan Coil Unit/Heat	20%			2036	**	1	\$4,700	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Absorption	20%			2036	**	1	\$15,600	
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 Units, Using Ammonia And Water As A Refrigerant							
	No Component	80%							
Distribution									
	CW & CHW Wtr	20%			2051	**	4	\$700	
	Pipe/Pump								
	No Component	80%							
Terminal Devices									
	Fan Coil - 4 Pipe	20%			2036	**	1	\$4,700	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser	20%			2036	**	2	\$10,100	
	Unit								
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,200	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$2,200	

**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**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2051	* *	1		
	Water Heater With Tanks Gas Fired	100%	0-2	\$300	2029	\$16,700	2		
			Unit Inoperable, Extent : Moderate, Area Affected : 30%						
			Location : 1 Out Of 3 Units. Mechanical Room						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2025	\$2,200	4	\$2,300	
	Backflow Preventer Generic	100%			2036	* *	1	\$4,400	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st To 2nd Floor						
			Explanation : One Unit						
Fire Suppression									
	Standpipe Generic	100%			2051	* *	1-5	\$36,400	
	Sprinkler Generic	100%			2051	* *	1-2	\$20,200	

*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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 1 GATE BOOTH  
**Address** : 51-10 ALMEDA AVENUE ALMEDA AVE & BARBADOES DR  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0065.005 / 15157 **Yr Built/Renovated** : 2004 / 2010  
**Area Sq Ft** : 5,886 **Project Type** : SANITATION  
**Date of Survey** : 09-Mar-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 15980 **Lot** : 100 **BIN** : 4616026

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$60,100
<b>Total</b>		<b>\$60,100</b>
Importance Code A		\$60,100
<b>Total</b>		<b>\$60,100</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,000	\$2,300	\$24,000	
Electrical			\$26,800	
Mechanical	\$4,300	\$4,300	\$22,100	\$4,300
Site Enclosure	\$4,700			
Site Pavements	\$4,100	\$100	\$100	\$2,000
<b>Total</b>	<b>\$71,000</b>	<b>\$6,600</b>	<b>\$73,000</b>	<b>\$6,300</b>
Importance Code A	\$58,000	\$2,300	\$24,000	
Importance Code B	\$4,300	\$4,300	\$48,900	\$4,300
Importance Code C	\$8,700	\$100	\$100	\$2,000
<b>Total</b>	<b>\$71,000</b>	<b>\$6,600</b>	<b>\$73,000</b>	<b>\$6,300</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 DISTRICT 14 GARAGE 3 PAVILIONS, 1 GATE BOOTH**  
**Asset # : 15157**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	60%			2041	* *	5	\$4,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Entrance Pavilion And Gas Pump Pavilion									
Explanation : Gas Pump Station And Guard Kiosks									
	Window Wall	40%			2052	* *	5	\$3,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Gas Pump And Guard Kiosks									
Explanation : Glazing									
Roof									
	Metal Panel	97%	Now	\$19,600	2045	* *			
Debris Present, Extent : Moderate, Area Affected : 10%									
Location : All Three Pavilion Roofs									
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%									
Location : Guard Pavilion Gutter Not Connected To Drain									
	Not Accessible	3%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Gas Pump And Guard Kiosk									
Explanation : Kiosk Rooftops									
Soffits									
	Exposed Struc: Steel	20%	Now	\$38,400	LIFE	* *	5	\$9,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : All Three Pavilions									
	Metal Panel	80%			2052	* *	5-10	\$82,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : All Three Pavilions									
Explanation : Aluminum Metal Panels									
Interior									
Floors									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Pavilion Kiosks									
Explanation : Gas Pump And Guard Kiosks									
Ceilings									
	Not Accessible	100%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Kiosks									
Explanation : Both Kiosks									
Site Enclosure									

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 1 GATE BOOTH**  
**Asset # : 15157**

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

**Site Enclosure**

**Free Standing Walls**

Cast in Place Concrete 20% 2067 \* \*

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

*Location : At Both Ends Pavilion Walkways*

*Explanation : Quarter Round Ballards*

Concrete Masonry Unit 80% 4+ \$4,700 2052 \* \*

*Other Observation, Extent : Light, Area Affected : 5%*

*Location : Columns At Three Pavilions*

*Explanation : Steel Columns, Light Rusting*

**Site Pavements**

**On-Site Walkways**

Cast in Place Concrete 95% 2045 \* \*

Metal 5% Now \$4,100 2042 \* \* 1-3 \$6,400

*Surface Wearing/Scaling, Extent : Moderate, Area Affected : 35%*

*Location : Metal Curb Is Rusted Throughout At Guard Pavilion, Moderate To Light At Gas*

*Pump Station Pavilions*

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

**Under 600 Volts**

**Raceway**

Conduit 100% 2032 \$4,300 1

**Wiring**

Thermoplastic 100% 2032 \$8,800 1

**Lighting**

**Exterior Lighting**

HID 100% 2027 \$26,800 10

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

**Fire Suppression**

**Chemical System**

Dry 80% 2027 \$12,700 1-3 \$58,100

No Component 20%

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

*Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 12-Sep-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,Ph  
**Block** : 15001 **Lot** : 73 **BIN** : 4433112

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,890,600	
Interior Architecture	\$1,804,800	\$230,000
Electrical		\$391,200
Mechanical	\$84,100	\$1,918,700
Site Pavements	\$125,500	
<b>Total</b>	<b>\$3,905,100</b>	<b>\$2,539,900</b>
Importance Code A	\$1,890,600	\$134,900
Importance Code B	\$1,877,700	\$2,405,000
Importance Code C	\$136,700	
<b>Total</b>	<b>\$3,905,100</b>	<b>\$2,539,900</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$45,500			
Interior Architecture	\$20,700		\$12,500	\$500
Electrical	\$41,900	\$3,200	\$3,700	\$4,800
Mechanical	\$42,000	\$13,000	\$59,500	\$20,100
<b>Total</b>	<b>\$150,100</b>	<b>\$16,200</b>	<b>\$75,600</b>	<b>\$25,500</b>
Importance Code A	\$52,800	\$2,700	\$2,700	\$2,700
Importance Code B	\$76,600	\$13,400	\$72,900	\$22,700
Importance Code C	\$20,700			
<b>Total</b>	<b>\$150,100</b>	<b>\$16,200</b>	<b>\$75,600</b>	<b>\$25,500</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 EAST 13 GARAGE**  
**Asset # : 2009**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%	Now	\$251,700	LIFE	* *	5	\$29,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Random Locations Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
Location : Base Of Wall Throughout								
Metal Panel	2%	Now	\$17,700	2054	* *	5	\$1,700	1
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Surrounding Garage Doors								
Metal Coiling Doors	30%	Now	\$142,400	2039	* *	5	\$21,300	
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Window Wall	3%			2054	* *	5	\$5,100	
Windows								
Aluminum	100%	Now	\$511,100	2059	* *	5	\$5,500	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%								
Location : First Floor Offices								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Windows At Locker Room, 1st Floor, Lunch Room, Upper Cafeteria								
Parapets								
Masonry: Brick Cavity	95%			LIFE	* *	5-10		
Metal Cornice	5%			2062	* *	10		
Roof								
Single Ply Membrane	95%	Now	\$985,300	2044	* *			
Adhesion Failure, Extent : Moderate, Area Affected : 20%								
Location : Garage Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : 2nd Floor Roof								
Other Observation, Extent : N/A, Area Affected : 30%								
Location : 2nd Floor Roof								
Explanation : Repairs Attempted								
Skylight, Plastic	5%	Now	\$27,900	2047	* *	1		
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%								
Location : 2nd Floor Roof								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Locker Rooms								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	65%	4+	\$1,344,500	LIFE	* *	5	\$118,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Garage								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Garage								
	Ceramic Tile	30%			2037	* *	5	\$24,900	
	Vinyl Tile	5%	4+	\$56,000	2034	\$112,000	3	\$1,600	
	Worn/Eroded, Extent : Light, Area Affected : 50%								
	Location : Throughout								
Interior Walls									
	Cast in Place Concrete	10%			LIFE	* *	10	\$20,700	
	Concrete Masonry Unit	90%	4+	\$136,700	LIFE	* *	5	\$29,800	
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Random Locations Throughout Garage								
Ceilings									
	AcousTileSusp.Lay-In	20%	2-4	\$134,800	2039	* *	5	\$8,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout 2nd Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Exposed Struc: Steel	80%			LIFE	* *	10	\$132,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 5%								
	Location : Random Locations In Garage Area								
	Paint Peeling, Extent : Moderate, Area Affected : 75%								
	Location : Throughout Garage								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$125,500	2047	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Tripping Hazard, Extent : Moderate, Area Affected : 1%								
	Location : Along 153rd Court								

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

Under 600 Volts

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



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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	90%			2034	\$3,300	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Main Service Switch Rated At 2,000 Amperes									
	Fused Disc Sw	10%			2060	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : One Main Service Switch Rated At 200 Amperes For Solar Panel									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2034	\$31,800	5	\$200	
Raceway									
	Conduit	95%			2034	\$4,100	1		
	Conduit	5%			2060	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2033	\$17,500	5	\$1,300	
	Molded Case Bkrs	10%			2056	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2034	\$7,900	1		
	Thermoplastic	10%			2060	* *	1		
Motor Controllers									
	Locally Mounted	5%			2051	* *	5		
	Locally Mounted	15%			2032	\$10,100	5	\$100	
	Motor Control Center	80%			2032	\$42,600	5	\$1,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,600	
Lighting									
Interior Lighting									
	Fluorescent	10%			2034	\$38,400	10	\$5,100	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Workshop									
	Fluorescent	40%			2034	\$153,600	10	\$20,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
	HID	30%	0-2	\$19,300	2039	* *			
Malfunctioning, Extent : Moderate, Area Affected : 10%									
Location : Garage									
	LED	20%	Now	\$6,900	2039	* *			
Other Observation, Extent : Light, Area Affected : 10%									
Location : Garage									
Explanation : Malfunctioning									
Egress Lighting									
	Emergency, Battery	5%			2029	\$4,500	10	\$700	
	Exit, Battery	95%			2029	\$59,500	10	\$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**  
**QUEENS EAST 13 GARAGE**  
**Asset # : 2009**

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

## Lighting

Exterior Lighting  
Fluorescent

15% Now \$6,500 2039 \* \*

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%*  
*Location : Building Exterior*  
*Malfunctioning, Extent : Moderate, Area Affected : 10%*  
*Location : Building Exterior*  
*Sensor/Timer Malfunction, Extent : Light, Area Affected : 20%*  
*Location : Building Exterior*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Building Exterior*  
*Explanation : Controlled Via Photocell*

HID	5%		2042	* *	10
No Component	80%				

## Alarm

Fire/Smoke Detection  
Generic, Digital

100% 2034 \$139,800 1-3 \$35,200

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.*

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

## Heating

## Energy Source

Natural Gas	80%		2034	\$11,400	1
Interruptible Gas/Dual Fuel	20%		2034	\$24,900	1

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Building Exterior - Underground*  
*Explanation : 1 Underground Tank, No Access, No. 2 Oil. Unknown Capacity*

## Conversion Equipment

Furnace	80%	Now	\$6,700	2029	\$134,900	1	\$19,800
---------	-----	-----	---------	------	-----------	---	----------

*Unit Inoperable, Extent : Moderate, Area Affected : 10%*  
*Location : Garage - Gas Fired Unit Heaters, 2 Units*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Garage, Maintenance Bays, Garage Penthouse*  
*Explanation : 14 Gas Fired Unit Heaters, 3 Gas Fired Heating And Ventilating Units*

Hot Water Boiler	20%		2047	* *	1	\$5,500
------------------	-----	--	------	-----	---	---------

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Administrative Building - 1st Floor Boiler Room*  
*Explanation : 1 Unit, Dual Fuel*

## Distribution

Hot Wtr Piping/Pump	20%		2033	\$23,700	4	\$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**  
**QUEENS EAST 13 GARAGE**  
**Asset # : 2009**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	5%			2029	\$51,000	1	\$1,700	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Water Heater Room							
	Convector/Radiator	15%			2032	\$66,500	1	\$2,700	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	25%			2042	* *	1		
	No Component	75%							
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2039	* *	1	\$5,200	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof - 1 Unit, Packaged Air Cooled Chiller With Scroll Compressors							
	Window/Wall Unit	5%			2027	\$10,300	1		
	No Component	75%							
	Terminal Devices								
	Air Handler/Cool/Ht	20%			2039	* *	1	\$6,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Rooftop Air Handler With Chilled And Hot Water Coils							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$49,000	
	Exhaust Fans								
	Roof	80%	Now	\$84,100	2044	* *	2	\$1,100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roof - For Garage And Maintenance Bays							
	Roof	20%			2029	\$21,000	2	\$300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$696,100	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Heater Room							
		Explanation : 1 Unit, 100 Gallons Approximately, 520 Mbh Input							
	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 EAST 13 GARAGE**  
**Asset # : 2009**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2034	\$24,200	1	\$3,400	
Fixtures									
	No Component	70%							
	Generic	30%							
	Hot Water Storage Tank								
	Generic	100%			2029	\$15,000	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Heater Room							
		Explanation : 1 Unit, 400 Gallons Approximately							
Fire Suppression									
	Standpipe								
	No Component	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Administrative Building							
		Explanation : Location Noted							
	Generic	80%			2034	\$199,700	1-5	\$23,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage, Maintenance Bays							
		Explanation : Dry Standpipe							
	Sprinkler								
	Generic	100%			2034	\$749,500	1-2	\$15,500	
Chemical System									
	Dry	100%			2027	\$15,900	1-3	\$78,900	
		Dry System, Extent : Light, Area Affected : 100%							
		Location : Garage Fuel Station, 20 Square Feet							

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

*Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : QUEENS EAST 7 GARAGE  
**Address** : 120-01 31 AVENUE BTWN: 30 AVE. - 31 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0022.000 / 139 **Yr Built/Renovated** : 1983 / 1986  
**Area Sq Ft** : 107,975 **Project Type** : SANITATION  
**Date of Survey** : 29-Oct-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,623,400	\$1,909,300
Interior Architecture	\$5,151,200	\$425,000
Electrical	\$172,300	\$350,400
Mechanical		\$98,400
<b>Total</b>	<b>\$6,946,900</b>	<b>\$2,783,200</b>
Importance Code A	\$1,623,400	\$2,007,800
Importance Code B	\$5,323,500	\$775,400
<b>Total</b>	<b>\$6,946,900</b>	<b>\$2,783,200</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$20,500			
Interior Architecture	\$54,500			\$900
Electrical	\$2,200	\$2,200	\$57,300	\$600
Mechanical	\$29,700	\$13,400	\$53,700	\$13,900
Site Pavements	\$46,400			
<b>Total</b>	<b>\$153,300</b>	<b>\$15,600</b>	<b>\$111,000</b>	<b>\$15,400</b>
Importance Code A	\$43,900	\$5,300	\$5,600	\$5,300
Importance Code B	\$52,700	\$10,200	\$105,400	\$10,000
Importance Code C	\$56,600			
<b>Total</b>	<b>\$153,300</b>	<b>\$15,600</b>	<b>\$111,000</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**  
**QUEENS EAST 7 GARAGE**  
**Asset # : 139**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	65%	0-2	\$505,800	LIFE	* *	5	\$60,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : All Facades								
	Metal Coiling Doors	13%	Now	\$201,600	2037	* *	5	\$30,200	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Perimeter Garage Doors								
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : East Facade								
	Unit Inoperable, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Metal Coiling Doors	22%			2037	* *	5	\$102,200	
Windows									
	Aluminum	95%	Now	\$251,800	2057	* *	5	\$2,700	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 100%								
	Location : Clerestory Garage								
	Water Penetration, Extent : Moderate, Area Affected : 100%								
	Location : Offices								
	Metal Louvers	5%			2035	* *	10	\$1,800	
Parapets									
	Concrete Masonry Unit	90%	Now	\$18,700	LIFE	* *	5	\$17,500	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Offices								
	Pre-Cast Concrete	10%			LIFE	* *	5	\$10,800	
Roof									
	Modified Bitumen	98%	Now	\$539,400	2032	\$1,797,900			
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : At Roof Penetrations								
	Skylight, Plastic	2%	Now	\$73,900	2037	* *	1		
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Garage And Stairs								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$806,900	LIFE	* *	5	\$425,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Garage								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Garage Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : At Entry Door Aprons								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : At Floor Drains								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Garage								
Explanation : Exposed Reinforcement								
Mosaic Tile	5%	Now	\$52,400	2037	* *	5	\$14,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Showers And Bathrooms								
Sheet Vinyl/Rubber	2%	Now	\$14,600	2042	* *	5	\$3,400	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Corridors And Breakroom								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Corridors And Breakroom								
Terrazzo	5%			LIFE	* *	5	\$8,900	
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : First Floor								
Vinyl Tile	3%	Now	\$18,500	2042	* *	3	\$2,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Offices And Door Thresholds								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Offices								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$28,000	
Glass: Single Pane	3%			LIFE	* *	5	\$2,100	
Metal Panel	4%			LIFE	* *			
SGFT/Glazed Masonry	16%			LIFE	* *			
Wood	2%	Now	\$10,300	LIFE	* *	5	\$7,500	
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
Location : Throughout First Floor								

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In 15% Now \$11,100 2037 \* \* 5 \$17,100

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Offices, Gymnasium And First Floor Hallway.*

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

*Location : Offices And Telephone Service Room.*

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

*Location : Offices*

Exposed Struc: Concrete 5% LIFE \* \* 5 \$1,800

Exposed Struc: Steel 80% Now \$4,291,900 LIFE \* \*

*Corrosion/Rusting, Extent : Moderate, Area Affected : 10%*

*Location : Garage*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Garage Area*

## Site Pavements

## On-Site Walkways

Cast in Place Concrete 100% 2037 \* \*

## Parking/Driveway

Asphalt 100% Now \$46,400 2035 \* \*

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

*Location : Parking Lot*

*Potholes, Extent : Moderate, Area Affected : 10%*

*Location : Parking Lot And Driveway*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2032 \$7,400 5 \$500

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.*

## Transformers

Dry Type 100% 2030 \$26,100 5 \$400

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

*Location : Mechanical Room*

*Explanation : 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary*

## Switchgear / Switchboard

Fused Disc Sw 100% 2032 \$95,300 5 \$500

## Raceway

Conduit 100% 2032 \$17,300 1

## Panelboards

Fused Disc Sw 10% 2031 \$5,800 5 \$200

Molded Case Bkrs 90% 2031 \$52,600 5 \$2,600

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

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

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



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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2032	\$35,300	1		
Motor Controllers									
	Locally Mounted	5%			2030	\$7,300	5		
	Motor Control Center	95%			2030	\$202,600	5	\$2,800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$1,600	
Lighting									
Interior Lighting									
	Fluorescent	20%			2037	* *	10	\$19,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices, Hallways And Locker Rooms								
	Explanation : T-8 Lamps								
	Fluorescent	5%			2037	* *	10	\$5,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanic Shop								
	Explanation : T-5 Lamps								
	HID	75%			2037	* *	10	\$2,600	
Egress Lighting									
	Emergency, Battery	20%			2027	\$35,400	10	\$5,200	
	Emergency, Battery	30%			2037	* *	10	\$7,800	
	Exit, Service	40%			2027	\$14,300	1		
	Exit, Service	10%			2037	* *	1		
Exterior Lighting									
	Fluorescent	15%			2027	\$63,100	10	\$1,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside Perimeter								
	Explanation : Compact Fluorescent Lights								
	HID	15%			2027	\$73,800	10	\$100	
	No Component	70%							
Alarm									
Fire/Smoke Detection									
	No Component	90%							
	Generic, Analog	10%			2032	\$27,200	1-3	\$6,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Offices								
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells								

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	80%			2042	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Serves Gas Fired Unit Heaters And Rooftop Units							
	Interruptible Gas/Dual Fuel	20%			2052	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Side Of Building							
		Explanation : One 2,500 Gallon Buried Tank For No.2 Fuel, Serves Boilers							
Conversion Equipment									
	Furnace	30%	0-2	\$19,700	2032	\$98,400	1	\$14,400	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : The Garage 1st Floor							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Garage 1st Floor							
		Explanation : Gas Fired Modine Heater							
	Furnace	50%			2040	**	1	\$26,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 12 Rooftop Units							
	Hot Water Boiler	20%			2045	**	1	\$10,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Boilers							
Distribution									
	Hot Wtr Piping/Pump	20%			2040	**	4	\$1,100	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	20%			2037	**	1	\$7,000	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	30%			2040	**	2	\$2,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Rooftop Units. 410a Refrigerant.							
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$42,100	
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$18,100	
Exhaust Fans									
	Roof	100%			2037	**	2	\$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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2042	* *	1		
	Galvanized Steel	50%			2037	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units Share Storage Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	\$47,100	1	\$6,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$54,400	
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$30,200	
	Chemical System								
	Dry	2%			2027	\$600	1-3	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage							
		Explanation : 3 Sets For 3 Fuel Stations							
	No Component	98%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : QUEENS EAST 7A GARAGE ANNEX  
**Address** : 120-15 31 AVENUE BTWN : 30 AVE. - 31 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0022.010 / 13725 **Yr Built/Renovated** : 2005 /  
**Area Sq Ft** : 100,534 **Project Type** : SANITATION  
**Date of Survey** : 13-Mar-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,Mez  
**Block** : 4346 **Lot** : 75 **BIN** : 4802407

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$574,800	\$221,700
Interior Architecture	\$1,683,100	\$75,200
Electrical	\$50,700	\$82,400
Mechanical		\$747,300
Site Pavements	\$102,500	
<b>Total</b>	<b>\$2,411,100</b>	<b>\$1,126,600</b>
Importance Code A	\$574,800	\$466,000
Importance Code B	\$1,733,800	\$660,600
Importance Code C	\$102,500	
<b>Total</b>	<b>\$2,411,100</b>	<b>\$1,126,600</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,300		\$200	
Interior Architecture	\$72,600		\$4,500	\$900
Electrical	\$27,600	\$3,400	\$1,700	\$2,100
Mechanical	\$77,100	\$42,700	\$28,800	\$12,900
Site Enclosure	\$36,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$268,300</b>	<b>\$50,000</b>	<b>\$39,100</b>	<b>\$19,800</b>
Importance Code A	\$75,700	\$5,200	\$5,200	\$5,000
Importance Code B	\$142,300	\$44,800	\$29,500	\$14,800
Importance Code C	\$50,200		\$4,500	
<b>Total</b>	<b>\$268,300</b>	<b>\$50,000</b>	<b>\$39,100</b>	<b>\$19,800</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 7A GARAGE ANNEX**  
**Asset # : 13725**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	2-4	\$2,800	LIFE	* *	5	\$12,100	
	Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Corner 30th Avenue And 122nd Street							
Masonry: Brick Cavity	70%	2-4	\$143,600	LIFE	* *	5	\$84,400	
	Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Corner 30th Avenue And 122nd Street							
Metal Panel	3%	Now	\$7,700	2041	* *	5	\$6,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 5% Location : West Facade Other Observation, Extent : N/A, Area Affected : 100% Location : West Facade Explanation : This Component Is Actually Steel Plate							
Metal Coiling Doors	25%	Now	\$157,200	2044	* *	5	\$47,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 20% Location : Throughout							
Windows								
Aluminum	15%			2047	* *	5	\$400	
Metal Louvers	85%			2034	\$137,300	10	\$15,800	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	\$26,000	
Masonry: Brick Cavity	10%			LIFE	* *	5	\$3,100	
	Other Observation, Extent : N/A, Area Affected : 100% Location : All Parapet Explanation : Modified Roofing On Brick Parapet							
Pre-Cast Concrete	5%	2-4	\$24,300	LIFE	* *	5	\$9,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Throughout Parapet Coping							
Roof								
Modified Bitumen	91%	Now	\$274,100	2036	* *			
	Blisters, Extent : Moderate, Area Affected : 10% Location : At Roof Penetrations Water Penetration, Extent : Moderate, Area Affected : 10% Location : At Roof Penetrations Over Garage Area							
Paver: Asphalt	5%			2040	* *	10	\$21,200	
	Broken Paver Blocks, Extent : Light, Area Affected : 1% Location : Upper Roof							
Skylight, Metal/Glass	1%	Now	\$15,500	2051	* *			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Over 2nd Floor Lobby							
Skylight, Plastic	3%			2044	* *	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**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	15%			2044	**	5	\$22,600	
Traffic Topping	10%	Now	\$210,400	2041	**	5	\$9,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : All Wash Bays								
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Wash Bay Area								
Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating								
Traffic Topping	70%	Now	\$1,472,700	2041	**	5	\$65,800	
Cracking/Crumbling, Extent : Light, Area Affected : 60%								
Location : Various Locations Throughout Garage Area								
Deteriorated Finish, Extent : Light, Area Affected : 60%								
Location : Various Locations Throughout Garage Area								
Vinyl Tile	5%	4+	\$10,200	2036	**	3	\$2,800	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Office, Lobby, Corridors								
Interior Walls								
Ceramic Tile	9%			2040	**	5	\$3,200	
Concrete Masonry Unit	71%			LIFE	**	5	\$10,100	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	4%			LIFE	**	5	\$900	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
Location : 2nd Floor								
Masonry: Brick	9%	2-4	\$11,900	LIFE	**			
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Garage And Office Adjoining Wall								
Metal Coiling Doors	5%			2047	**	5	\$8,900	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$48,900	2044	**	5	\$15,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Control Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Lunch Room And Control Room								
Exposed Struc: Steel	75%			LIFE	**			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : At Roof Penetrations Above Garage Floor								
Gypsum Board	5%			LIFE	**	5	\$9,400	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	\$36,700	2041	**			
Impact Damage, Extent : Severe, Area Affected : 50%								
Location : 122nd Street								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								

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

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2044		* *			
------------------------	------	--	--	------	--	-----	--	--	--

## Parking/Driveway

Cast in Place Concrete	100%	0-2	\$102,500	2036		* *			
------------------------	------	-----	-----------	------	--	-----	--	--	--

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

Location : 122nd Street Entry And Parking Lot

Potholes, Extent : Moderate, Area Affected : 10%

Location : 122nd Street Entry And Parking Lot

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

## Under 600 Volts

## Service Equipment

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

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

Location : Electrical Room

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

## Switchgear / Switchboard

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

## Raceway

Conduit	100%			2041		* *	1		
---------	------	--	--	------	--	-----	---	--	--

## Panelboards

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

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

## Wiring

Thermoplastic	100%			2041		* *	1		
---------------	------	--	--	------	--	-----	---	--	--

## Motor Controllers

Locally Mounted	10%			2036		* *	5	\$100	
-----------------	-----	--	--	------	--	-----	---	-------	--

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

## Ground

## Grounding Devices

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

## Lighting

## Interior Lighting

LED	100%			2039		* *			
-----	------	--	--	------	--	-----	--	--	--

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

Location : Throughout The Building

Explanation : LED Lights

## Egress Lighting

Emergency, Battery	50%			2031	\$82,400		10	\$12,100	
--------------------	-----	--	--	------	----------	--	----	----------	--

Exit, LED	40%			2046	* *		1		
-----------	-----	--	--	------	-----	--	---	--	--

Exit, Service	10%			2031	\$3,300		1		
---------------	-----	--	--	------	---------	--	---	--	--

## Exterior Lighting

LED	30%			2039		* *			
-----	-----	--	--	------	--	-----	--	--	--

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 7A GARAGE ANNEX**  
**Asset # : 13725**

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

## Alarm

## Security System

No Component

85%

Generic

15% Now

\$27,600

2041

\* \*

1

\$5,100

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

## Fire/Smoke Detection

No Component

80%

Generic, Analog

20% Now

\$50,700

2041

\* \*

1-3

\$11,300

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Offices, Locker Rooms**Explanation : Fire Alarm System Is Not Functional*

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

## Heating

## Energy Source

Natural Gas

100%

2051

\* \*

1

## Conversion Equipment

Furnace

40% 0-2

\$12,200

2031

\$122,200

1

\$17,900

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

Furnace

40% 0-2

\$12,200

2031

\$122,200

1

\$17,900

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

Hot Water Boiler

20%

2036

\* \*

1

\$9,900

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

## Distribution

Hot Wtr Piping/Pump

20%

2047

\* \*

4

\$1,000

No Component

80%

## Terminal Devices

Air Handler

10%

2031

\$184,800

1

\$6,200

Fan Coil Unit/Heat

10% 0-2

\$4,900

2031

\$243,400

1

\$2,900

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

No Component

80%

## 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**  
**QUEENS EAST 7A GARAGE ANNEX**  
**Asset # : 13725**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	10%			2047	**	1		
	Natural Gas	10%			2051	**	1		
	No Component	80%							
Conversion Equipment									
	Absorption Chiller/Direct Fire	15%			2039	**	1	\$16,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Chiller Units, Using R-717							
	Split Unit	5%			2036	**			
	No Component	80%							
Distribution									
	CW & CHW Wtr Pipe/Pump	20%			2051	**	4	\$1,000	
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2031	\$38,100	1	\$6,200	
	Fan Coil - 4 Pipe	10%			2031	\$74,700	1	\$3,300	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2039	**	2	\$14,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,100	
Exhaust Fans									
	Roof	100%	0-2	\$9,500	2036	**	2	\$2,500	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
Water Heater With Tanks									
	Gas Fired	100%	0-2	\$300	2026	\$16,700	2		
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two 500 Gallon Units							
Sanitary Piping									
	Cast Iron	10%	0-2	\$24,700	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Garage Floor And Oil Separator							
	Cast Iron	90%			LIFE	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$6,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor, Mezzanine, 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$50,700	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$28,200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 17-Feb-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 11884 **Lot** : 1 **BIN** : 4257531

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$5,266,300	\$274,700
Interior Architecture	\$3,636,400	\$748,000
Electrical	\$302,300	\$286,500
Mechanical	\$205,000	\$1,659,600
Site Pavements	\$1,166,000	
<b>Total</b>	<b>\$10,576,000</b>	<b>\$2,968,900</b>
Importance Code A	\$5,266,300	\$274,700
Importance Code B	\$2,777,800	\$2,694,200
Importance Code C	\$2,531,900	
<b>Total</b>	<b>\$10,576,000</b>	<b>\$2,968,900</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$17,800			
Interior Architecture	\$95,600			\$1,900
Electrical		\$1,900	\$300	\$22,800
Mechanical	\$80,100	\$6,700	\$8,400	\$52,500
Site Pavements	\$31,700			
<b>Total</b>	<b>\$225,300</b>	<b>\$8,600</b>	<b>\$8,700</b>	<b>\$77,200</b>
Importance Code A	\$31,600	\$5,200	\$5,200	\$5,400
Importance Code B	\$141,400	\$3,400	\$3,600	\$71,800
Importance Code C	\$52,300			
<b>Total</b>	<b>\$225,300</b>	<b>\$8,600</b>	<b>\$8,700</b>	<b>\$77,200</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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	55%	Now	\$1,297,500	LIFE	* *	5	\$80,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
		Location : At Door Openings							
	Metal Coiling Doors	45%	Now	\$2,753,700	2038	* *	5	\$103,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	5%	Now	\$17,800	2049	* *	5	\$400	
		Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	95%	Now	\$1,067,800	2058	* *	5	\$90,900	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : West And East Facades							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 50%							
		Location : West And East Facades							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : West And East Facades							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : West And East Facades							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : West And East Facades							
Roof									
	Modified Bitumen	100%	4+	\$147,300	2041	* *			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Garage 8 And 10							

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$2,010,600	LIFE	* *	5	\$264,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Uneven Surface, Extent : Moderate, Area Affected : 20%							
		Location : Garage 12							
	Ceramic Tile	5%	Now	\$20,800	2042	* *	5	\$3,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Locker And Showers Throughout							
	Sheet Vinyl/Rubber	5%	Now	\$96,700	2033	\$483,300	5	\$5,700	
		Seams Open/Split, Extent : Moderate, Area Affected : 10%							
		Location : Garage 10 Locker							
	Vinyl Tile	10%	Now	\$163,300	2038	* *	3	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	3%	Now	\$20,200	LIFE	* *			
	Horizontal Cracks, Extent : Moderate, Area Affected : 10% Location : Boiler Rooms							
Ceramic Tile	3%	Now	\$7,300	2042	* *	5	\$1,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Toilets And Showers Throughout Loose Units, Extent : Light, Area Affected : 5% Location : Showers							
Concrete Masonry Unit	76%	Now	\$1,264,700	LIFE	* *	5	\$27,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Interior Face Of Exterior Walls At East And West Facades Other Observation, Extent : Severe, Area Affected : 25% Location : Interior Face Of Exterior Wall Of West Facade Explanation : Worn Eroded							
Gypsum Board	10%	Now	\$24,800	LIFE	* *	5	\$5,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Offices, Locker Rooms, 2nd Floor Corridors Paint Peeling, Extent : Light, Area Affected : 10% Location : Locker Rooms And Lounges Other Observation, Extent : Severe, Area Affected : 10% Location : Locker Rooms And Lounges Explanation : Mold From Moisture Build Up							
Masonry: Brick	3%	Now	\$101,200	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Mechanical Rooms Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Mechanical Rooms							
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	12%	Now	\$14,800	2046	* *	5	\$9,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Offices Water Penetration, Extent : Moderate, Area Affected : 10% Location : Offices Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Offices							
Exposed Struc: Steel	85%			LIFE	* *			
Gypsum Board	3%	Now	\$7,800	LIFE	* *	5	\$5,700	
	Other Observation, Extent : Severe, Area Affected : 10% Location : Lockers And Lounges Explanation : Mold From Moisture Build Up							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
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	\$31,700	2046	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Southeast Corner</i>					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : Southeast Corner</i>					

## Parking/Driveway

Asphalt	100%	Now	\$1,166,000	2036	* *
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
<i>Location : Throughout</i>					
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Throughout</i>					
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : Throughout</i>					

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2033	\$7,400	5		\$500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								

## Switchgear / Switchboard

Fused Disc Sw	100%			2033	\$95,300	5		\$500
---------------	------	--	--	------	----------	---	--	-------

## Raceway

Conduit	90%			2033	\$15,600	1		
Conduit	10%			2043	* *	1		

## Panelboards

Fused Disc Sw	5%			2041	* *	5		\$100
Fused Disc Sw	5%			2032	\$2,900	5		\$100
Molded Case Bkrs	20%			2032	\$11,700	5		\$600
Molded Case Bkrs	70%			2041	* *	5		\$1,900

## Wiring

Thermoplastic	60%			2033	\$21,200	1		
Thermoplastic	40%			2043	* *	1		

## Motor Controllers

Locally Mounted	50%			2031	\$72,900	5		\$400
Motor Control Center	50%			2031	\$106,600	5		\$1,400

## Ground

## Grounding Devices

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

## Lighting

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

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

## Lighting

Interior Lighting  
Fluorescent

10%  
 2028 \$72,600 10 \$9,600  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Boiler Room, Offices*  
*Explanation : T-8 Lamps*

LED

90% 2041 \* \*

Egress Lighting

Emergency, Battery  
Exit, Service

50% 2028 \$86,100 10 \$12,700  
 50% 2033 \$17,400 1

Exterior Lighting

HID  
No Component

30% 2028 \$143,600 10 \$100  
 70%

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

## Heating

Energy Source

Natural Gas  
Interruptible Gas/Dual  
Fuel

80% 2043 \* \* 1  
 20% 2043 \* \* 1

Conversion Equipment

Furnace

80% Now \$12,800 2038 \* \* 1 \$37,400  
*Malfunctioning, Extent : Severe, Area Affected : 5%*  
*Location : Ignition, Various Areas In Garage*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout Garage*  
*Explanation : 70 Units*

Hot Water Boiler

20% 2046 \* \* 1 \$10,400  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : 2 Boiler Rooms*  
*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

5% Now \$1,100 2041 \* \* 4 \$300  
*Other Observation, Extent : Moderate, Area Affected : 5%*  
*Location : Boiler Room Of Garage 12.*  
*Explanation : Noisy At Circulation Pumps*

Hot Wtr Piping/Pump  
No Component

15% 2041 \* \* 4 \$1,200  
 80%

Terminal Devices

Air Handler

7% 0-2 \$135,100 2043 \* \* 1 \$4,100  
*Abandoned in Place, Extent : Severe, Area Affected : 10%*  
*Location : 2nd Floor Fan Rooms*

Convactor/Radiator  
No Component

10% 2031 \$83,900 1 \$3,400  
 83%

## 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**  
**QUEENS EAST 8/10/12 GARAGE**  
**Asset # : 4189**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	20%			2041	**	1		
	No Component	80%							
Conversion Equipment									
	Exterior Pkg Unit - Cooling	2%			2038	**	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 1 Unit Using Refrigerant 410a							
	Window/Wall Unit	18%			2028	\$69,900	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	14%	2-4	\$31,500	LIFE	**	2-5	\$8,200	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Throughout Other Observation, Extent : Severe, Area Affected : 20% Location : All Rooms Explanation : Registers And Diffusers Need Cleaning							
	No Component	86%							
Exhaust Fans									
	Roof	5%	Now	\$9,900	2043	**	2	\$100	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Garage 10 Office Area. Explanation : Bathroom Exhaust Fan Has Not Reinstalled After Removed.							
	Roof	5%	Now	\$1,000	2041	**	2	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 10% Location : The Dampers On The Ceiling Of The Garage Areas.							
	Roof	90%			2041	**	2	\$2,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	\$1,317,100	1		
Water Heater With Tanks									
	Oil Fired	100%			2031	\$258,700	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Rooms Explanation : One 75 Gallons Unit, One 100 Gallons Unit.							
Sanitary Piping									
	Cast Iron	20%	Now	\$12,900	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20% Location : Chronic Sewage Cloggs At Both Wash Bays							
	Cast Iron	80%			LIFE	**	1		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	50%	Now	\$3,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20% Location : Outside Garage 8 And 12							
	Cast Iron	50%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$3,200	4	\$3,300	
	Backflow Preventer								
	Generic	100%			2028	\$45,800	1	\$6,400	
	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE  
**Address** : 51-13 FLUSHING AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0066.000 / 14757 **Yr Built/Renovated** : 1930 /  
**Area Sq Ft** : 8,702 **Project Type** : SANITATION  
**Date of Survey** : 14-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Att  
**Block** : 2611 **Lot** : 447 **BIN** : 4834985

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$615,800	
Interior Architecture		\$333,800
Electrical	\$145,000	
Mechanical		\$155,700
Site Pavements	\$191,300	
<b>Total</b>	<b>\$952,100</b>	<b>\$489,600</b>
Importance Code A	\$615,800	
Importance Code B	\$145,000	\$489,600
Importance Code C	\$191,300	
<b>Total</b>	<b>\$952,100</b>	<b>\$489,600</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$27,600			
Interior Architecture	\$133,300			\$1,500
Electrical	\$200	\$21,800	\$100	\$100
Mechanical	\$1,100	\$20,000	\$800	\$800
Site Pavements	\$3,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$169,300</b>	<b>\$45,800</b>	<b>\$4,800</b>	<b>\$6,400</b>
Importance Code A	\$28,100	\$500	\$400	\$400
Importance Code B	\$64,700	\$45,300	\$4,400	\$5,900
Importance Code C	\$76,500			
<b>Total</b>	<b>\$169,300</b>	<b>\$45,800</b>	<b>\$4,800</b>	<b>\$6,400</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**  
**Asset # : 14757**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$305,200	LIFE	* *	5	\$19,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
Location : All Facades								
Spalling, Extent : Severe, Area Affected : 20%								
Location : All Facades								
Masonry: Fieldstone	10%			LIFE	* *	5	\$1,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Field Stone Joints								
Masonry: Limestone	10%	Now	\$164,200	LIFE	* *	5	\$1,800	1
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout All Decorative Banding, Sills And Lintels								
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Throughout All Decorative Banding, Sills And Lintels								
Staining/Discoloring, Extent : Severe, Area Affected : 15%								
Location : Throughout All Decorative Banding, Sills And Lintels								
Windows								
Aluminum	100%	Now	\$146,500	2056	* *	5	\$1,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : North Facade								
Cttrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%								
Location : North Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : 3rd Floor Windows								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Protective Metal Grilles								
Parapets								
Masonry: Brick	9%	Now	\$900	LIFE	* *	5		
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : 3rd Floor In Attic Wall At Stair And Offices								
Metal Panel	1%			2041	* *	5		
No Component	90%							

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**  
**Asset # : 14757**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Metal Panel	93%			2044	* *	10	\$34,900	
	Modified Bitumen	7%	Now	\$15,300	2041	* *			
		Alligatoring, Extent : Severe, Area Affected : 100%							
		Location : Roof Membrane							
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Hole In Roof At Metal Roof And Coping Joint							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Ridging, Extent : Severe, Area Affected : 20%							
		Location : Roof Membrane							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : 3rd Floor Attic In Office Area							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Roof Membrane							
	Soffits								
	Wood	100%	Now	\$11,400	2051	* *	5	\$1,300	
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : East Facade							
		Dry Rot/Decay, Extent : Severe, Area Affected : 40%							
		Location : East Facade							
Interior									
	Floors								
	Ceramic Tile	5%	Now	\$700	2034	\$35,900	5	\$300	
		Uneven Substrate, Extent : Severe, Area Affected : 5%							
		Location : Mens Bathroom On First Floor							
	Vinyl Tile	95%	Now	\$16,700	2031	\$333,800	3	\$4,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Corridors And Foyer							
		Uneven Substrate, Extent : Severe, Area Affected : 30%							
		Location : Second Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**  
**Asset # : 14757**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	7%	Now	\$17,100	LIFE		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Basement							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : Basement							
	Ceramic Tile	5%	Now	\$4,400	2034	\$44,200	5	\$400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Mens Bathroom On Second Floor							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Bathroom Tile							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Bathrooms							
	Concrete Masonry Unit	3%			LIFE		* *	\$200	
	Gypsum Board	55%	Now	\$6,200	LIFE		* *	\$5,400	
		Paint Peeling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : At Window Openings							
	Plaster	30%	Now	\$46,900	LIFE		* *	\$1,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Perimeter Walls At Window Openings							
		Paint Peeling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : 3rd Floor Attic Offices And At Window Openings							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Third Floor Stair To Attic Offices							
		Explanation : Water Streaming In Through Wall When Any Rain Falls							

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**  
**Asset # : 14757**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$29,600	2036	* *	5	\$4,600	
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
	Location : Throughout All Floors							
	Recent Installation, Extent : N/A, Area Affected : 10%							
	Location : Training Room On Second Floor							
	Staining/Discoloring, Extent : Severe, Area Affected : 15%							
	Location : Throughout All Floors							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Rusted Grids In Bathrooms							
Plaster	30%	Now	\$11,600	LIFE	* *	5	\$2,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Attic Stair And Basement							
	Spalling, Extent : Severe, Area Affected : 20%							
	Location : Attic Stair And Basement							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : Attic Stair And Basement							
	Explanation : Exposed Structure							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%			2051	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,200	2036	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : At Sign Post And Perimeter At Fence							
On-Site Walkways								
Asphalt	100%	Now	\$1,900	2034	\$19,000			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Ponding, Extent : Severe, Area Affected : 10%							
	Location : East Facade At Entry							
Parking/Driveway								
Asphalt	100%	Now	\$191,300	2046	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Ponding, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Potholes, Extent : Severe, Area Affected : 20%							
	Location : Throughout							

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**  
**Asset # : 14757**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$7,400	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	100%			2031	\$15,800	1		
	Panelboards								
	Fused Disc Sw	2%			2030	\$400	5		
	Molded Case Bkrs	98%			2030	\$19,100	5	\$200	
	Wiring								
	Thermoplastic	100%			2031	\$20,600	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$45,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2026	\$145,000	10	\$8,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Exit, Service	50%			2026	\$1,800	1		
	No Component	50%							
	Exterior Lighting								
	HID	30%			2026	\$11,900	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$2,700	
	Conversion Equipment								
	Hot Water Boiler	100%			2048	* *	1	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								

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



**DEPARTMENT OF SANITATION - 827**  
**QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**  
**Asset # : 14757**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$400	2030	\$18,600	4	\$400	
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor								
	Explanation : Not Enough Heat In 3rd Floor								
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$69,500	1	\$2,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2026	\$16,100	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Oil Fired	100%			2030	\$86,200	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$1,700	4	\$300	
	Backflow Preventer								
	Generic	100%			2031	\$3,800	1	\$500	
	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : QUEENS ENFORCEMENT - BLDG. 2  
**Address** : 51-15 FLUSHING AVENUE ( REAR )  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0066.010 / 14863 **Yr Built/Renovated** : 1930 /  
**Area Sq Ft** : 15,090 **Project Type** : SANITATION  
**Date of Survey** : 01-Apr-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 2611 **Lot** : 447 **BIN** : 4544391

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$220,900	
Electrical	\$201,200	\$127,000
<b>Total</b>	<b>\$422,000</b>	<b>\$127,000</b>
Importance Code A	\$220,900	
Importance Code B	\$201,200	\$127,000
<b>Total</b>	<b>\$422,000</b>	<b>\$127,000</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$6,200		\$7,800	
Interior Architecture	\$62,600		\$1,700	\$600
Electrical	\$42,100	\$200	\$28,700	
Mechanical	\$7,900	\$1,000	\$54,300	\$1,000
Site Enclosure	\$27,600			
Site Pavements	\$52,600			
<b>Total</b>	<b>\$198,900</b>	<b>\$1,200</b>	<b>\$92,500</b>	<b>\$1,600</b>
Importance Code A	\$6,900	\$700	\$8,600	\$700
Importance Code B	\$86,300	\$400	\$83,900	\$800
Importance Code C	\$105,600			
<b>Total</b>	<b>\$198,900</b>	<b>\$1,200</b>	<b>\$92,500</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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$6,200	
	Masonry: Brick	72%			LIFE	**	5	\$29,600	
Recent Repair Evident, Extent : N/A, Area Affected : 80%									
Location : Exterior Facades									
	Masonry: Fieldstone	12%			LIFE	**	5	\$3,700	
	Metal Sect. OHD	8%			2045	**	5	\$10,300	
	Slate Panels	3%			LIFE	**	5	\$900	
Other Observation, Extent : N/A, Area Affected : 80%									
Location : Exterior									
Explanation : Recent Repair									
	Stucco Cement	2%			2045	**	5	\$2,100	
Windows									
	Aluminum	100%	Now	\$220,900	2057	**	5	\$2,400	
Air Infiltration, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Second Floor Various Locations									
Parapets									
	Masonry: Brick	10%			LIFE	**	5		
	Masonry: Fieldstone	5%			LIFE	**	5		
	Not Accessible	85%							
Roof									
	Metal Panel	12%			2037	**	10	\$7,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Central Bell Tower									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Various Locations On Roof									
Explanation : Component Appears To Be Patched Area In Clay Roof									
	Not Accessible	88%							
Interior									
Floors									
	Cast in Place Concrete	75%			LIFE	**	5	\$37,100	
	Ceramic Tile	5%			2035	**	5	\$1,100	
	Vinyl Tile	20%	Now	\$36,600	2042	**	3	\$1,700	
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : 1st And 2nd Floor Corridors And Mechanical Areas									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Fiberglass Panel	5%			LIFE	**			
	Gypsum Board	30%	Now	\$11,700	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Corridor 2nd Floor									
	Masonry: Brick	30%			LIFE	**			
	Metal Coiling Doors	5%			2040	**	5	\$7,100	
	Plaster	30%	Now	\$10,200	LIFE	**	5	\$2,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%									
Location : Attic Rafters And Dormers									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Attic Rafters And Dormers									
Ceilings									
	AcousTileSusp.Lay-In	15%			2037	**	5	\$3,400	
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$2,800	
	Masonry: Vault Struct	40%			LIFE	**			
	Plaster	15%			LIFE	**	5	\$2,100	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$27,100	2052	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Perimeter Fence									
Impact Damage, Extent : Moderate, Area Affected : 15%									
Location : North And Western Perimeter									
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$400	2052	**			
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : North And Western Perimeter Walls									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2037	**			
Parking/Driveway									
	Asphalt	85%	Now	\$42,400	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout Lot									
	Cast in Place Concrete	15%	0-2	\$10,200	2045	**			
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Front Parking Lot									

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$14,700	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$127,000	5	\$400	
	Raceway								
	Conduit	100%			2032	\$31,600	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$1,900	5		
	Molded Case Bkrs	95%			2031	\$37,000	5	\$400	
	Wiring								
	Braided Cloth	80%	0-2	\$42,000	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2032	\$10,500	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$45,800	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2027	\$176,000	10	\$9,700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2027	\$25,100	10	\$1,400	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
	LED	20%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2027	\$12,400	10	\$1,800	
	Exit, Service	50%			2027	\$3,200	1		
	Exterior Lighting								
	LED	20%			2040	* *			
	No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2042	* *	5	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 1000 Gallon No.2 Oil Tank								
	Conversion Equipment								
	Hot Water Boiler	100%			2045	* *	1	\$7,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$1,600	2040	**	4	\$700	
	Controller Not Working, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Other Observation, Extent : N/A, Area Affected : 10%								
	Location : Throughout								
	Explanation : Uneven Heat Distribution								
Terminal Devices									
	Convactor/Radiator	50%			2037	**	1	\$2,400	
	Unit Heater - Hot Water	50%	0-2	\$900	2032	\$43,700			
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : Archive Storage In Attic								
Air Conditioning									
Energy Source									
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Window/Wall Unit	50%			2027	\$27,900	1		
	No Component	50%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	2-4	\$3,800	2042	**	1		
	Not Insulated, Extent : Light, Area Affected : 20%								
	Location : Throughout The Building								
Water Heater With Tanks									
	Electric	100%			2027	\$23,100	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Sump Pump(s)									
	Submersible	100%			2025	\$500	4	\$500	
	On Extended Life, Extent : Light, Area Affected : 30%								
	Location : Basement								
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Through 2nd Floor								
	Explanation : 1 Unit Out Of Operation								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 08-Sep-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,Mez  
**Block** : 2347 **Lot** : 55 **BIN** : 4054170

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,150,900	\$100,400
Interior Architecture	\$1,753,800	\$383,800
Electrical		\$662,700
Mechanical	\$46,900	\$7,614,300
Site Pavements	\$74,000	
<b>Total</b>	<b>\$3,025,600</b>	<b>\$8,761,200</b>
Importance Code A	\$1,150,900	\$100,400
Importance Code B	\$1,874,700	\$8,660,800
<b>Total</b>	<b>\$3,025,600</b>	<b>\$8,761,200</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$87,700		\$29,900	\$14,300
Interior Architecture	\$209,900		\$20,200	\$7,000
Electrical	\$20,500	\$17,700	\$23,700	\$17,700
Mechanical	\$72,600	\$37,200	\$44,300	\$37,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$398,600</b>	<b>\$62,800</b>	<b>\$126,000</b>	<b>\$84,700</b>
Importance Code A	\$121,600	\$5,600	\$35,500	\$19,900
Importance Code B	\$141,200	\$57,200	\$90,600	\$62,900
Importance Code C	\$135,800			\$1,900
<b>Total</b>	<b>\$398,600</b>	<b>\$62,800</b>	<b>\$126,000</b>	<b>\$84,700</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 NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	5%			2043	* *	5	\$28,500	
	Glass Block	2%			LIFE	* *	5	\$3,800	
	Masonry: Brick Cavity	66%	Now	\$427,000	LIFE	* *	5	\$100,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Entrances And Various Locations Along 52nd Avenue									
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Upper Parapet									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Rear Of Building 1st Floor To Basement									
	Metal Panel	5%			2054	* *	5-10	\$52,300	
	Metal Coiling Doors	10%	2-4	\$317,300	2047	* *	5	\$23,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Guide Rails And Jambs									
Deformed/Dented, Extent : Light, Area Affected : 2%									
Location : Throughout									
	Pre-Cast Concrete	2%			LIFE	* *	5	\$19,800	
	Window Wall	10%			2054	* *	5	\$57,000	
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : Throughout- Upper Parking Deck									
Explanation : Finish Failure									
Windows									
	Aluminum	85%			2050	* *	5	\$14,500	
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Explanation : Finish Failure									
	Metal Louvers	15%			2043	* *	10	\$16,000	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5-10	\$35,400	
	Masonry: Brick Cavity	43%			LIFE	* *	5-10	\$47,500	
	Metal Panel	2%			2054	* *	5	\$1,300	
	Metal Rail	10%			2047	* *	5-10	\$29,200	
	Stucco Cement	5%			2047	* *	5	\$2,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof	Cast in Place Concrete	70%	Now	\$277,400	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Roof Parking Area							
		Explanation : Top Deck Parking Surface; Surface Failure							
	Metal Panel	5%			2047	* *	10	\$11,100	
	Modified Bitumen	25%	0-2	\$129,300	2039	* *			1
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Area Above 2nd Floor Offices							
		Ponding, Extent : Severe, Area Affected : 20%							
		Location : Various Areas - Roof Improperly Pitched							
		Recent Repair Evident, Extent : N/A, Area Affected : 5%							
		Location : Throughout							
		Reflective Surface, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors	Carpet	15%			2033	\$699,500	3	\$60,700	
	Cast in Place Concrete	55%			LIFE	* *	5	\$649,600	
	Cast in Place Concrete	10%	Now	\$448,500	LIFE	* *	5	\$59,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Loading Dock Near Tire Shop, Throughout Shop Area							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Ramp Into 1st Floor Mechanic Area							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Loading Dock Near Tire Shop							
	Ceramic Tile	2%	4+	\$5,900	2043	* *	5	\$2,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Basement Shower Area							
	Panel/Paver: Cer/Brk	3%			2050	* *	5	\$18,200	
	Vinyl Tile	15%	0-2	\$327,800	2039	* *	3	\$15,200	
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout And Mezzanine							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	2%			2043	* *	5	\$3,800	
	Concrete Masonry Unit	53%			LIFE	* *	5	\$81,300	
	Concrete Masonry Unit	2%	Now	\$35,200	LIFE	* *	5	\$1,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Section At Tire Shop Entrance									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%									
Location : Section At Tire Shop Entrance									
	Glass: Single Pane	5%			LIFE	* *	5	\$14,400	
	Gypsum Board	13%			LIFE	* *	5-10	\$42,400	
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Plaster	15%			LIFE	* *	5-10	\$24,400	
	SGFT/Glazed Masonry	10%			LIFE	* *	10	\$9,600	
Ceilings									
	AcousTileSusp.Lay-In	25%	Now	\$328,800	2047	* *	5	\$33,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$33,700	
	Exposed Struc: Steel	60%			LIFE	* *	10	\$323,900	
	Gypsum Board	5%			LIFE	* *	5-10	\$46,400	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$74,000	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 52nd Avenue									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.									
	Transformers								
	Dry Type	100%			2039	* *	5	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Multiple Transformers Of Various Kilovolt-amperes									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2044	* *	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**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2044	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2042	* *	5	\$5,000	
	Wiring								
	Thermoplastic	100%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	5%			2039	* *	5	\$100	
	Motor Control Center	90%			2039	* *	5	\$4,600	
	Variable Frequency Drive	5%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,600	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2034	\$160,600	10	\$17,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Offices And Locker Rooms							
	LED	90%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$155,100	10	\$22,800	
	Exit, Service	50%			2034	\$39,900	1		
	Exterior Lighting								
	LED	20%			2039	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2034	\$347,000	1	\$70,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2042	* *	1-3	\$116,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	45%			2039	* *	1	\$42,100	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : 12 Induction Units,							
Furnace	5% 0-2		\$28,800	2044	* *	1	\$4,200	
	Unit Inoperable, Extent : Moderate, Area Affected : 100%							
	Location : 3 Air Curtains, Truck Entrance							
Hot Water Boiler	10%			2039	* *	1	\$9,400	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 1 Unit							
No Component	40%							
Distribution								
Hot Wtr Piping/Pump	10%			2042	* *	4	\$1,400	
No Component	90%							
Terminal Devices								
Convactor/Radiator	5%			2032	\$45,300	1	\$3,100	
Fan Coil Unit/Heat	5%			2029	\$137,500	1	\$3,100	
No Component	90%							
Controls								
Digital	100%			2029	\$3,185,400			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2039	* *	1	\$35,100	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 2 Units On Roof							
Ext Pkg Unit - Heating/Cooling	50%			2039	* *	2	\$5,800	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
	Explanation : 3 Rooftop Package Units							
Split Unit	10%			2039	* *			
	Abandoned in Place, Extent : Light, Area Affected : 1%							
	Location : 2 Old Units On Parking Deck							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$9,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2034	\$3,586,800	1	\$117,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$167,100	
Exhaust Fans									
	Interior	75%			2034	\$614,900	2	\$4,300	
	Roof	25%			2034	\$89,700	2	\$1,500	
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2044	**	1		
	Galvanized Steel	20%			2039	**	1		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
	Location : Shower Bodies In Bathrooms								
Tankless Water Heater(POU)									
	Gas Fired	100%			2032	\$31,600	2		
Hot Water Storage Tank									
	Generic	100%			2039	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 200 Gallon Tank								
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : One Unit From Cellar To 2nd Floor; One Unit From Cellar To Mezzanine								
	Explanation : 2 Units								
Fire Suppression									
Standpipe									
	Generic	100%			2044	**	1-5	\$95,400	
Sprinkler									
	Generic	100%			2044	**	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 03-Jun-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 523 **Lot** : 12 **BIN** : 4005787

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,107,400	\$59,900
Interior Architecture	\$4,672,900	\$165,200
Electrical	\$25,200	\$51,100
Mechanical	\$203,500	\$1,582,800
Site Enclosure	\$542,900	
Site Pavements	\$676,800	
<b>Total</b>	<b>\$9,228,800</b>	<b>\$1,858,900</b>
Importance Code A	\$3,107,400	\$59,900
Importance Code B	\$3,056,700	\$1,799,100
Importance Code C	\$3,064,700	
<b>Total</b>	<b>\$9,228,800</b>	<b>\$1,858,900</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$29,500			
Interior Architecture	\$57,600			\$6,000
Electrical	\$35,400	\$500		\$6,900
Mechanical	\$127,000	\$3,400	\$5,300	\$82,000
Site Enclosure	\$68,900			
<b>Total</b>	<b>\$318,400</b>	<b>\$3,900</b>	<b>\$5,400</b>	<b>\$94,800</b>
Importance Code A	\$31,300	\$1,800	\$1,800	\$1,900
Importance Code B	\$281,200	\$2,100	\$3,500	\$92,900
Importance Code C	\$5,800			
<b>Total</b>	<b>\$318,400</b>	<b>\$3,900</b>	<b>\$5,400</b>	<b>\$94,800</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 WEST 1 GARAGE / QW1**  
**Asset # : 4188**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$139,900	LIFE	* *	5	\$12,000	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Building Base								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Spalling, Extent : Severe, Area Affected : 50%								
	Location : Building Base								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Building Base								
	Masonry: Brick	72%	Now	\$1,664,000	LIFE	* *	5	\$34,500	1
	Diagonal Cracks, Extent : Severe, Area Affected : 50%								
	Location : All Facades								
	Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
	Location : East Facade, West Facade								
	Vertical Cracks, Extent : Severe, Area Affected : 25%								
	Location : All Facades								
	Masonry: Limestone	3%	Now	\$110,500	LIFE	* *	5	\$1,100	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Window Sills								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
	Location : Window Sills								
	Wood Overhead Doors	20%	Now	\$268,600	2053	* *	5	\$23,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : East Facade								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Split/Cracked, Extent : Severe, Area Affected : 50%								
	Location : East Facade								
	Unit Inoperable, Extent : Severe, Area Affected : 35%								
	Location : Throughout								

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Steel	100%	Now	\$703,200	2058	* *	5	\$59,900	1
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : North Facade							
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : North Facade							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : North Facade							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Explanation : Over The Years A Number Of Windows Have Been Removed And Openings Blocked Up							
Parapets									
	Masonry: Brick	25%	Now	\$150,600	LIFE	* *	5	\$4,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facades							
	Masonry: Limestone	5%	Now	\$29,500	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
	No Component	70%							
Roof									
	Metal, Corrugated	100%	Now	\$70,700	2038	* *	1		
		Deformed/Dented, Extent : Severe, Area Affected : 25%							
		Location : Gutters At West Facade							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Not Insulated, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	87%	Now	\$2,509,600	LIFE	* *	5	\$165,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Garage Area								
Deflection Evident, Extent : Severe, Area Affected : 50%								
Location : Garage Area								
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : Throughout Garage Area And At Truck Wash Bay								
Drains Inad/Misposn, Extent : Severe, Area Affected : 100%								
Location : Throughout Garage Area And At Truck Wash Bay								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 15%								
Location : Garage Area								
Ceramic Tile	3%	Now	\$14,300	2036	* *	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Quarry Tile	5%			2038	* *	5	\$6,500	
Vinyl Tile	5%	Now	\$23,400	2043	* *	3	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Locker Room, Lunch Room								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Locker Room, Lunch Room, Main Office								

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

Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$5,800	2036	* *	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bathrooms							
	Concrete Masonry Unit	25%	Now	\$149,400	LIFE	* *	5	\$2,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : East Side Near Northeast Entrance							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : Mechanics Locker Room							
		Vertical Cracks, Extent : Severe, Area Affected : 20%							
		Location : At Windows In Lunch Room And Throughout							
	Masonry: Brick	70%	Now	\$1,695,500	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : West Side Columns And Throughout							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : At Columns And Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 25%							
		Location : Northeast Corner In Mechanics Room And Various Locations Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%			2038	* *	5	\$4,300	
	Exposed Struc: Steel	25%	4+	\$318,400	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Garage Area							
	Exposed Struc: Steel	65%			LIFE	* *			
	Metal Panel	5%	0-2	\$14,000	LIFE	* *	5	\$5,400	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Locker Room							
		Deformed/Dented, Extent : Light, Area Affected : 20%							
		Location : Locker Room							
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2043	* *			
	Iron Picket	95%	Now	\$133,100	2083	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : 35th Avenue							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Enclosure

## Free Standing Walls

Cast in Place Concrete      50%    Now      \$59,500    2068      \* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%*  
*Location : 35th Avenue*

Masonry: Brick      50%    Now      \$350,400    2063      \* \*

*Broken/Missing Elements, Extent : Severe, Area Affected : 50%*  
*Location : 35th Avenue*  
*Cracking/Crumbling, Extent : Severe, Area Affected : 50%*  
*Location : 35th Avenue*

## Retaining Walls

Cast in Place Concrete      50%    Now      \$26,800    2083      \* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 80%*  
*Location : 35th Avenue*

Masonry: Brick      50%    Now      \$42,100    2063      \* \*

*Broken/Missing Elements, Extent : Severe, Area Affected : 10%*  
*Location : 35th Avenue*  
*Cracking/Crumbling, Extent : Severe, Area Affected : 20%*  
*Location : 35th Avenue*  
*Loose Units, Extent : Severe, Area Affected : 15%*  
*Location : 35th Avenue*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : 35th Avenue*  
*Explanation : Wall Of Iron Picket Fence And Coping Stone Failing*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete      100%                2046      \* \*

## Parking/Driveway

Cast in Place Concrete      100%    Now      \$676,800    2046      \* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%*  
*Location : Rear Parking Area*  
*Misaligned/Bulging, Extent : Severe, Area Affected : 10%*  
*Location : Rear Parking Area*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw      100%                2033      \$3,700    5      \$200

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Electrical Room*

*Explanation : Main Service Disconnect Switches Rated At 600 Amperes And 400 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw      100%                2033      \$31,800    5      \$200

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	80%			2033	\$3,500	1		
	Conduit	20%			2043	* *	1		
Panelboards									
	Fused Disc Sw	5%			2041	* *	5		
	Molded Case Bkrs	10%			2032	\$1,900	5	\$100	
	Molded Case Bkrs	85%			2041	* *	5	\$800	
Wiring									
	Thermoplastic	70%			2033	\$6,200	1		
	Thermoplastic	30%			2043	* *	1		
Motor Controllers									
	Locally Mounted	50%			2031	\$22,400	5	\$100	
	Locally Mounted	50%			2038	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$500	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Lighting									
Interior Lighting									
	Fluorescent	20%			2033	\$51,100	10	\$6,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Locker Rooms, Offices, Lounge									
Explanation : T-8 Lamps									
	LED	80%			2038	* *			
Egress Lighting									
	Emergency, Battery	10%			2033	\$6,000	10	\$900	
	Emergency, Battery	40%			2038	* *	10	\$3,600	
	Exit, Service	25%			2028	\$3,100	1		
	Exit, Service	25%			2038	* *	1		
Exterior Lighting									
	HID	15%			2028	\$25,200	10		
	HID	15%	Now	\$25,200	2043	* *			
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Rear Of The Building									
	No Component	70%							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			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**  
**QUEENS WEST 1 GARAGE / QW1**  
**Asset # : 4188**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2050	* *	1	\$18,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor, Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$3,900	2041	* *	4	\$1,800	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room And Various Locations							
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Pump, Boiler Room							
Terminal Devices									
	Air Handler	30%	0-2	\$40,700	2028	\$203,500	1	\$6,200	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
	Convector/Radiator	10%			2031	\$29,500	1	\$1,200	
	Unit Heater - Hot Water	30%	0-2	\$38,500	2043	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Garage							
		Explanation : Obsolete Units, Beyond Useful Life Cycle Rating							
	Unit Heater - Hot Water	30%			2041	* *			
Controls									
	Digital	100%			2032	\$1,035,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
Conversion Equipment									
	Split Unit	10%	0-2	\$4,300	2033	\$85,600			
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : 2 Units, Office Area							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units, Office Area							
	Window/Wall Unit	10%			2028	\$13,700	1		
	No Component	80%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2033	\$22,000	1	\$1,200	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2033	\$2,100	2	\$2,600	
	No Component	90%							
Ventilation									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	10%	0-2	\$7,900	LIFE	* *	2-5	\$2,100	
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : Garage							
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$6,200	
	No Component	60%							
Exhaust Fans									
	Roof	50%	0-2	\$3,500	2028	\$35,000	2	\$500	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	Wall Unit	50%	0-2	\$1,600	2028	\$7,800	2	\$500	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Main Garage							
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2033	\$347,100	1		
	Galvanized Steel	25%			2031	\$115,000	1		
Water Heater With Tanks									
	Gas Fired	100%			2028	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 100 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%	Now	\$22,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Main Garage Floor And Outside Near West Central Roll Up Door							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
Fire Suppression									
Standpipe									
	Generic	100%			2043	* *	1-5	\$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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 09-Feb-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,853,000	
Interior Architecture	\$829,500	\$193,700
Electrical	\$67,800	\$243,200
Mechanical	\$118,100	\$1,037,900
Site Enclosure	\$53,800	
Site Pavements	\$1,060,300	
<b>Total</b>	<b>\$3,982,600</b>	<b>\$1,474,700</b>
Importance Code A	\$1,853,000	
Importance Code B	\$1,015,500	\$1,474,700
Importance Code C	\$1,114,100	
<b>Total</b>	<b>\$3,982,600</b>	<b>\$1,474,700</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$600	\$1,100		
Interior Architecture	\$63,000	\$2,700	\$500	\$1,200
Electrical	\$36,600	\$4,700	\$3,500	\$42,200
Mechanical	\$51,000	\$23,100	\$26,500	\$46,500
Site Pavements	\$34,300			
<b>Total</b>	<b>\$185,500</b>	<b>\$31,600</b>	<b>\$30,500</b>	<b>\$89,900</b>
Importance Code A	\$6,100	\$2,900	\$1,800	\$1,900
Importance Code B	\$130,400	\$28,700	\$28,600	\$88,000
Importance Code C	\$49,000			
<b>Total</b>	<b>\$185,500</b>	<b>\$31,600</b>	<b>\$30,500</b>	<b>\$89,900</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 5-A BROOM GARAGE**  
**Asset # : 13422**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	60%	Now	\$50,800	LIFE	* *	5	\$3,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
	Metal Coiling Doors	35%	Now	\$295,100	2053	* *	5	\$4,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facades							
		Deformed/Dented, Extent : Moderate, Area Affected : 40%							
		Location : North And South Facades							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facades							
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : South Facade Door 4							
	Window Wall	5%	Now	\$600	2043	* *	5	\$800	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : East Facade							
Windows									
	Aluminum	97%			2041	* *	5	\$1,600	
	Metal Louvers	3%			2036	* *	10	\$300	
Parapets									
	Concrete Masonry Unit	90%	Now	\$505,800	LIFE	* *	5	\$9,400	1
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Expansion Joint Failure, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Corners And Throughout							
	Pre-Cast Concrete	10%	Now	\$73,700	LIFE	* *	5	\$5,800	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Copings							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout Copings							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Copings							

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$927,700	2043	* *			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Around Mechanical Units							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : At Perimeter							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Locker Rooms, Bulkheads, Second Floor; Lunch Room, Garage							
Soffits								
Alum/Vinyl Siding	100%			2043	* *	10		
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$698,300	LIFE	* *	5	\$91,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Garage							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Garage							
Ceramic Tile	10%			2036	* *	5	\$5,400	
Quarry Tile	3%			2038	* *	5	\$2,400	
Terrazzo	2%			LIFE	* *	5	\$800	
Vinyl Tile	7%			2033	\$101,800	3	\$1,400	
Interior Walls								
Concrete Masonry Unit	77%			LIFE	* *	5	\$15,000	
Concrete Masonry Unit	10%	Now	\$44,600	LIFE	* *	5	\$1,900	
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Garage At West Side							
Glass Block	3%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Kitchen							
	Explanation : Location Noted							
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 5-A BROOM GARAGE**  
**Asset # : 13422**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$131,200	2053	* *	5	\$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms, Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms, Second Floor; Lunch Room, Garage								
Exposed Struc: Steel	83%			LIFE	* *			
Gypsum Board	2%	Now	\$18,400	LIFE	* *	5	\$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$53,800	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : South Facade								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$29,900	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	90%	Now	\$1,060,300	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Parking Area								
Potholes, Extent : Severe, Area Affected : 30%								
Location : Parking Area								
Cast in Place Concrete	10%	4+	\$3,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2043	* *	5	\$200	
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$1,000	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2031	\$22,400	5	\$100	
	Motor Control Center	50%			2038	* *	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	40%	Now	\$20,500	2033	\$102,400			
		Malfunctioning, Extent : Light, Area Affected : 20%							
		Location : Garage Area							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garage Area							
	Fluorescent	55%	Now	\$14,100	2033	\$140,800			
		Malfunctioning, Extent : Light, Area Affected : 10%							
		Location : Throughout The Building							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	5%			2028	\$21,400	10	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2033	\$30,300	10	\$4,500	
	Exit, Battery	50%			2033	\$20,900	10	\$1,200	
	Exterior Lighting								
	HID	10%			2028	\$16,900	10		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%	Now	\$67,800	2043	* *	1	\$12,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : CCTV Surveillance System Not Operational							
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$22,800	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	80%			2053	**	1		
	Interruptible Gas/Dual Fuel	20%			2053	**	1		
Conversion Equipment									
	Furnace	50%			2038	**	1	\$9,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 Gas Fired Heating And Ventilating Units							
	Furnace	15%	Now	\$3,400	2038	**	1	\$2,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 3 Units In The Garage							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Ceiling Of Garage							
		Explanation : 6 Heaters							
	Furnace	15%	Now	\$800	2038	**	1	\$2,500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Motor Control Room							
		Explanation : 2 Installed Units, Not Operational Due To Bad Starters On Fans							
	Hot Water Boiler	20%			2038	**	1	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	2%	0-2	\$200	2041	**	4		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Circulating Pump In Boiler Room							
	Hot Wtr Piping/Pump	18%			2041	**	4	\$500	
	No Component	80%							
Terminal Devices									
	Convector/Radiator	15%			2038	**	1	\$1,800	
	Unit Heater - Hot Water	5%			2033	\$10,700			
	No Component	80%							
Controls									
	Digital	100%			2031	\$1,037,900			
		Software Issue Suspected, Extent : Severe, Area Affected : 100%							
		Location : Units On Roof Not Modulating Causing Units To Shut Down On Alarm							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Main Controls Computer Is Queens West District 5 Garage							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	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 5-A BROOM GARAGE**  
**Asset # : 13422**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%	Now	\$60,700	2043	* *	2	\$200	
		Broken, Extent : Severe, Area Affected : 100% Location : Roof							
		Corroded, Extent : Severe, Area Affected : 100% Location : Coils And Components							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Roof							
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
	Ext Pkg Unit - Heating/Cooling	88%			2038	* *	2	\$2,000	
	Window/Wall Unit	2%			2031	\$2,700	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$20,600	
	Exhaust Fans								
	Interior	10%			2038	* *	2	\$100	
	Roof	90%			2041	* *	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2043	* *	1		
	Galvanized Steel	20%			2038	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,700	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 75 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%	Now	\$300	2033	\$16,100	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Water Meter Room Explanation : Small But Consistent Leak							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$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**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Generic	100%			2028	\$57,400	1-3	\$291,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Fueling Station									
Explanation : 2 Sets, Each Set Is 36 Square Feet									

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

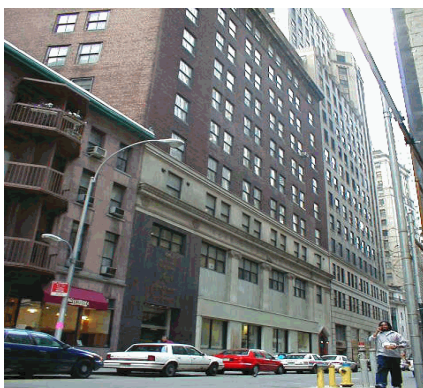
Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 02-Nov-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,11,12  
**Block** : 29 **Lot** : 73 **BIN** : 1000850

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$766,400	\$516,400
Interior Architecture	\$172,100	
Electrical		\$1,118,000
Mechanical	\$94,900	\$1,336,400
<b>Total</b>	<b>\$1,033,400</b>	<b>\$2,970,900</b>
Importance Code A	\$766,400	\$516,400
Importance Code B	\$195,300	\$2,454,500
Importance Code C	\$71,800	
<b>Total</b>	<b>\$1,033,400</b>	<b>\$2,970,900</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$59,600		\$1,200	
Interior Architecture	\$148,300		\$33,900	\$20,300
Electrical	\$7,300	\$6,300	\$7,900	\$6,700
Mechanical	\$86,900	\$9,300	\$40,200	\$6,500
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
<b>Total</b>	<b>\$349,600</b>	<b>\$62,900</b>	<b>\$130,600</b>	<b>\$80,900</b>
Importance Code A	\$59,600		\$2,200	
Importance Code B	\$246,400	\$62,900	\$128,400	\$77,200
Importance Code C	\$43,600			\$3,600
<b>Total</b>	<b>\$349,600</b>	<b>\$62,900</b>	<b>\$130,600</b>	<b>\$80,900</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**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$461,400	LIFE	**	5	\$57,400	
Spalling, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Bulkheads								
Masonry: Limestone	10%			LIFE	**	5	\$11,500	
Metal Panel	10%			2054	**	5-10	\$52,600	
Granite Panels	5%			LIFE	**	5	\$5,700	
Windows								
Aluminum	50%			2042	**	5	\$2,500	
Metal Clad	50%	Now	\$121,400	2059	**	5	\$7,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : South Facade								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : South Facade								
Parapets								
Masonry: Brick	45%	Now	\$29,200	LIFE	**	5	\$2,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade, West Facade								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : West Facade, South Facade								
Masonry: Brick	40%	Now	\$13,000	LIFE	**	5	\$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Various Locations								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior Face								
Explanation : Cement Stucco On Brick								
Masonry: Limestone	5%			LIFE	**	5-10	\$3,200	
Metal Panel	5%			2044	**	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$3,300	
Roof								
IRMA/Protected Membrane	78%	Now	\$183,600	2034	\$459,100			
Insul Deter/Miss, Extent : Severe, Area Affected : 10%								
Location : Main Roof								
Vegetation Growth, Extent : Severe, Area Affected : 5%								
Location : Main Roof								
Roll Roofing	20%			2030	\$32,300	5	\$8,500	
Skylight, Metal/Glass	2%			2044	**	10	\$1,700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%			2030	\$459,600	3	\$53,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$23,300	
	Ceramic Tile	5%			2043	**	5	\$5,300	
	Terrazzo	5%			LIFE	**	5	\$8,300	
	Vinyl Tile	5%	Now	\$43,100	2039	**	3	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Basement, 1st Floor Medical Suite									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Basement									
	Vinyl Tile	55%			2039	**	3	\$22,000	
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$7,300	
	Glass: Single Pane	2%			LIFE	**	5	\$4,400	
	Gypsum Board	45%			LIFE	**	5-10	\$110,900	
	Metal Panel	3%			LIFE	**	10	\$2,000	
	Marble Panels	5%			LIFE	**	10	\$2,900	
	Plaster	5%	Now	\$8,600	LIFE	**	5	\$2,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Roof Stair And Basement									
Diagonal Cracks, Extent : Severe, Area Affected : 15%									
Location : Roof Stair									
	Plaster	35%			LIFE	**	5-10	\$43,100	
Ceilings									
	AcousTileConcealSpLn	30%	4+	\$100,400	2039	**	5	\$20,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Various Floors									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout Various Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Throughout Various Floors									
	AcousTileSusp.Lay-In	50%			2047	**	5	\$53,200	
	Exposed Struc: Concrete	5%			LIFE	**	5-10	\$6,700	
	Gypsum Board	8%			LIFE	**	5-10	\$29,300	
	Plaster	7%			LIFE	**	5-10	\$12,800	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2034	\$44,200	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Electrical Service Rated At 2,500 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	\$222,300	5	\$300	
	Raceway								
	Conduit	90%			2034	\$117,800	1		
	Conduit	10%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$7,800	5	\$100	
	Molded Case Bkrs	35%			2042	* *	5	\$600	
	Molded Case Bkrs	50%			2033	\$78,000	5	\$900	
	Molded Case Bkrs	10%			2050	* *	5	\$200	
	Wiring								
	Thermoplastic	50%			2034	\$86,900	1		
	Thermoplastic	50%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	25%			2032	\$11,400	5	\$100	
	Locally Mounted	25%			2039	* *	5	\$100	
	Variable Frequency Drive	50%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	\$558,300	10	\$30,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	50%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$54,900	10	\$8,100	
	Exit, Battery	50%			2034	\$46,400	10	\$2,300	
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$25,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : Cameras Security System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2042	* *	1-3	\$41,300	

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**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2044	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2037	**			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2nd Floor							
		Explanation : Steam To Hot Water							
	Pres. Reducing Valve/LP Steam	50%			2037	**	5	\$2,000	
	Distribution								
	Hot Wtr Piping/Pump	50%			2042	**	4	\$2,500	
	Steam Piping/Pump	50%	Now	\$5,200	2044	**			
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement. Steam Piping Is Leaking							
	Terminal Devices								
	Convactor/Radiator	40%			2039	**	1	\$8,700	
	No Component	60%							
	Controls								
	Pneumatic	100%			2032	\$1,264,700			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%	0-2	\$35,900	2034	\$71,700	2	\$300	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Above Elevator Room.							
	No Component	90%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$109,000	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2039	**	1	\$41,400	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2039	**	2	\$46,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms, Each Floor							
		Explanation : 12 Indoor Units, Air Cooled Condenser Through Louvers R-22 Is Used							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$17,700	
	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**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	20%			2029	\$25,400	2	\$400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 1 Unit Is Operational. 10 Units Abandoned In Place							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	Now	\$1,700	2044	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Basement Booster Pump							
	Galvanized Steel	90%			2039	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$94,900	2064	* *	4	\$6,600	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$13,100	4	\$2,100	
	Fixtures								
	Generic	100%							
	Instantaneous Hot Water								
	Electric	100%			2034	\$7,500			
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Two Units From Basement To 12th Floor; Two Units From 1st To 12th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$33,800	
	Sprinkler								
	No Component	90%							
	Generic	10%			2044	* *	1-2	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement And 11th Floor Trial Room							
		Explanation : Only In Areas Notes							

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

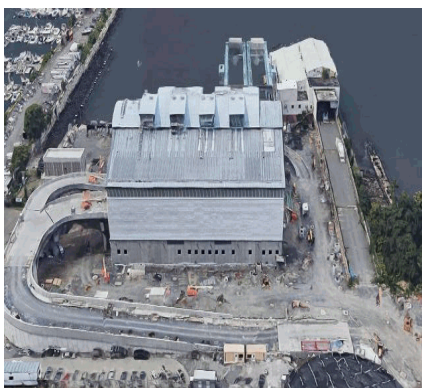
Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$378,900
Interior Architecture		\$353,600
<b>Total</b>		<b>\$732,500</b>
Importance Code A		\$378,900
Importance Code B		\$353,600
<b>Total</b>		<b>\$732,500</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$49,400			\$56,200
Interior Architecture	\$6,000			
Electrical	\$12,200	\$11,600	\$16,800	\$12,800
Mechanical	\$15,600	\$12,200	\$36,500	\$14,200
<b>Total</b>	<b>\$83,200</b>	<b>\$23,700</b>	<b>\$53,300</b>	<b>\$83,200</b>
Importance Code A	\$53,700	\$3,300	\$4,300	\$59,800
Importance Code B	\$25,200	\$20,500	\$49,000	\$23,400
Importance Code C	\$4,400			
<b>Total</b>	<b>\$83,200</b>	<b>\$23,700</b>	<b>\$53,300</b>	<b>\$83,200</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**  
**SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION**  
**Asset # : 14997**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	22%			2045	**	5	\$98,800	
	Metal, Corrugated	40%			2058	**	1		
	Metal Panel	5%			2058	**	5-10	\$41,200	
	Metal Sect. OHD	5%			2049	**	5	\$18,700	
	Pre-Cast Concrete	28%			LIFE	**	5	\$108,900	
Windows									
	Aluminum	100%			2054	**	5	\$32,100	
Roof									
	Metal Panel	100%			2049	**	10	\$269,900	
Soffits									
	Metal Panel	100%			2058	**	5-10	\$36,100	
Interior									
Floors									
	Cast in Place Concrete	98%			LIFE	**	5	\$353,600	
	Ceramic Tile	2%			2045	**	5	\$3,300	
Interior Walls									
	Cast in Place Concrete	45%			LIFE	**			
	Ceramic Tile	5%			2045	**	5	\$8,700	
	Concrete Masonry Unit	35%			LIFE	**	5	\$24,500	
	Glass: Special Gauge	5%			LIFE	**	1		
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	Exposed Struc: Steel	95%			LIFE	**			
	Metal Panel	5%			LIFE	**	5	\$10,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2052	**			
Retaining Walls									
	Cast in Place Concrete	100%			2076	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	85%			2049	**			
	Pavers/Stone	15%			2041	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Loading Dock Area									
Explanation : None									
Parking/Driveway									
	Asphalt	90%			2041	**			
	Cast in Place Concrete	10%			2045	**			

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

Under 600 Volts

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

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

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

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Service	25%			2040	* *	1		
	Emergency, Battery	25%			2040	* *	10	\$6,700	
	Exit, Battery	50%			2040	* *	10	\$3,700	
	Exterior Lighting								
	LED	10%			2040	* *			
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2067	* *	5	\$1,500	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2040	* *	1	\$20,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Indoor And Outdoors								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2040	* *	1-3	\$21,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	50%			2052	* *	1		
	Natural Gas	20%			2052	* *	1		
	No Component	30%							
	Conversion Equipment								
	Furnace	60%			2037	* *	1	\$32,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse And Work Rooms								
	Explanation : Packaged Unit In The Penthouse And Gas Fired Unit Heaters In The Workshop Rooms								
	Radiant Heater	10%			2037	* *	2	\$5,100	
	No Component	30%							
Air Conditioning									
	Energy Source								
	Electricity	30%			2048	* *	1		
	No Component	70%							
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%			2037	* *	2	\$1,000	
	Split Unit	15%			2037	* *			
	No Component	70%							

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Dir Expansion	10%			2037	**	1		
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2037	**	2	\$7,700	
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,500	
Exhaust Fans									
	Interior	100%			2037	**	2	\$3,400	
Plumbing									
H/C Water Piping									
	Brass/Copper	40%			2052	**	1		
	Galvanized Steel	60%			2045	**	1		
Water Heater With Tanks									
	Electric	30%			2030	\$6,900	4		
	Gas Fired	70%			2030	\$11,700	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2037	**	1	\$6,800	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2052	**	1-5	\$57,600	
Sprinkler									
	Generic	100%			2052	**	1-2	\$30,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Wet System In Office Areas And Dry System In The Rest Of The Facility									
Fire Pump									
	Generic	100%			2041	**	1	\$20,600	

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : SPRING ST SALT ENCLOSURE  
**Address** : 553 CANAL STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0073.000 / 14837 **Yr Built/Renovated** : 2015 /  
**Area Sq Ft** : 7,567 **Project Type** : SANITATION  
**Date of Survey** : 23-Nov-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 595 **Lot** : 87 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$127,800	\$265,200
<b>Total</b>	<b>\$127,800</b>	<b>\$265,200</b>
Importance Code A	\$127,800	\$265,200
<b>Total</b>	<b>\$127,800</b>	<b>\$265,200</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$3,500			
Electrical				
Mechanical			\$600	
Site Pavements	\$70,700			
<b>Total</b>	<b>\$74,100</b>		<b>\$600</b>	
Importance Code A				
Importance Code B	\$40,800		\$600	
Importance Code C	\$33,300			
<b>Total</b>	<b>\$74,100</b>		<b>\$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**  
**SPRING ST SALT ENCLOSURE**  
**Asset # : 14837**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	82%	2-4	\$127,800	LIFE	**	5	\$208,200	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Interior Side Of Walls							
	Masonry: Granite	3%			LIFE	**	5	\$1,100	
	Metal Sect. OHD	15%			2049	**	5	\$23,800	
Parapets									
	Cast in Place Concrete	95%			LIFE	**	5	\$57,000	
	Metal Rail	5%			2049	**	5-10	\$5,200	
Roof									
	Single Ply Membrane	95%			2040	**	10	\$21,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Concrete Walking Pavers							
	Skylight, Plastic	5%			2049	**	1		
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$24,800	
Interior Walls									
	Cast in Place Concrete	85%			LIFE	**			
	Steel Plate	15%	0-2	\$3,500	LIFE	**	5	\$400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Interior Walls Protective Material							
Ceilings									
	Fiber Board	100%			2040	**			
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2076	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North And South Entrance Gates							
		Explanation : Component Actually Steel Plate							
Free Standing Walls									
	Cast in Place Concrete	100%			2076	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%	0-2	\$9,900	2049	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South Side							
	Pavers/Stone	10%	Now	\$30,900	2045	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Shattered Glass Pavers At Base Of Walls							
Parking/Driveway									
	Cast in Place Concrete	100%	4+	\$29,800	2045	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Minor Cracking At Drive-thru Area For Trucks							

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2058	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes							
	Raceway								
	Conduit	100%			2058	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2054	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2058	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2049	* *	5	\$100	
Stand-by Power									
	Transfer Switches								
	Manual	100%			2058	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2040	* *	10	\$6,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Exterior Lighting								
	Fluorescent	40%			2040	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside							
		Explanation : T-12 Lamps							
	HID	60%			2040	* *	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Ventilation Ductwork Observed Through The Ceiling To The Roof.						
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
			Other Observation, Extent : Moderate, Area Affected : 20%						
			Location : Storm Drain Piping To The Left Of The Roll Up Door						
			Explanation : Storm Drain Piping In Direct Contact With Rock Salt. Significant Corrosion Observed.						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : STATEN ISLAND 2 GARAGE/BORO OFFC  
**Address** : 2500 RICHMOND AVENUE @ RICHMOND HILL RD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0026.000 / 2005 **Yr Built/Renovated** : 1986 /  
**Area Sq Ft** : 74,682 **Project Type** : SANITATION  
**Date of Survey** : 11-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2520 **Lot** : 1 **BIN** : 5041599

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$1,997,900	\$157,500
Interior Architecture		\$153,500
Electrical	\$184,400	\$830,100
Mechanical	\$128,500	\$2,303,300
Site Pavements	\$865,300	
<b>Total</b>	<b>\$3,176,000</b>	<b>\$3,444,400</b>
Importance Code A	\$2,060,400	\$269,400
Importance Code B	\$250,300	\$3,175,000
Importance Code C	\$865,300	
<b>Total</b>	<b>\$3,176,000</b>	<b>\$3,444,400</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$48,300			
Interior Architecture	\$88,500			\$1,300
Electrical	\$15,700	\$2,400	\$61,900	\$1,400
Mechanical	\$74,800	\$11,500	\$54,600	\$19,300
Site Enclosure	\$10,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$241,500</b>	<b>\$17,900</b>	<b>\$120,400</b>	<b>\$25,900</b>
Importance Code A	\$60,500	\$3,300	\$3,500	\$3,300
Importance Code B	\$116,500	\$14,500	\$117,000	\$22,600
Importance Code C	\$64,500			
<b>Total</b>	<b>\$241,500</b>	<b>\$17,900</b>	<b>\$120,400</b>	<b>\$25,900</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**  
**STATEN ISLAND 2 GARAGE/BORO OFFC**  
**Asset # : 2005**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	80%	Now	\$399,200	LIFE	* *	5	\$93,800	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : Rear Facade At Various Location								
	Horizontal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Rear Corner Of The Building								
	Metal Panel	5%	0-2	\$7,600	2042	* *	5	\$11,000	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Wash Bay								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Exterior Metal Panels								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Front Facade								
	Metal Coiling Doors	15%	Now	\$367,100	2037	* *	5	\$27,500	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : All Doors. Rapid Rollups Requested At Select Bays								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : All Bays								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Various Bays Throughout								
Windows									
	Aluminum	100%	0-2	\$733,400	2057	* *	5	\$7,900	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 80%								
	Location : Throughout								
	Explanation : Vertical Pivot Type Windows Have Deformed And Have Torn Weather Seals								
Parapets									
	Concrete Masonry Unit	10%	Now	\$1,900	LIFE	* *	5	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations								
	Masonry: Brick Cavity	90%	Now	\$55,000	LIFE	* *	5	\$5,600	
	Efflorescence, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Interior Parapet Wall								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Interior Parapet Wall								

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

Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	90%	0-2	\$391,900	2037	**			
	Patching Evident, Extent : Light, Area Affected : 10%								
	Location : Various Locations								
	Worn/Eroded, Extent : Light, Area Affected : 40%								
	Location : Main Roof And Garage Roof								
	Skylight, Plastic	5%	0-2	\$51,300	2045	**	1		
	Glazing Clouded, Extent : Light, Area Affected : 10%								
	Location : South Facade								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : At Curbing								
	Sloped Glazing	5%	Now	\$38,800	LIFE	**	5	\$63,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Above Mechanics Area								
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	**	5	\$153,500	
	Ceramic Tile	3%	Now	\$3,300	2035	**	5	\$1,500	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Within Locker Rooms								
	Ceramic Tile	2%			2045	**	5	\$2,000	
	Quarry Tile	14%	0-2	\$20,200	2037	**	5	\$10,500	
	Worn/Eroded, Extent : Light, Area Affected : 25%								
	Location : Throughout 1st Floor								
	Terrazzo	1%			LIFE	**	5	\$800	
	Vinyl Tile	10%	0-2	\$5,400	2037	**	3	\$3,800	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Corridors And Break Room								
Interior Walls									
	Ceramic Tile	8%	4+	\$3,500	2035	**	5	\$1,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Locker Rooms								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Locker Room And Bathrooms								
	Ceramic Tile	2%	0-2	\$2,200	2041	**	5	\$400	
	Caulking Deteriorated, Extent : Light, Area Affected : 10%								
	Location : Bathroom And Pantry								
	Concrete Masonry Unit	65%	0-2	\$48,600	LIFE	**	5	\$10,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Garage Area								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Settlement Cracks. Various Locations								
	Gypsum Board	10%			LIFE	**	5	\$2,400	
	SGFT/Glazed Masonry	15%			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**  
**STATEN ISLAND 2 GARAGE/BORO OFFC**  
**Asset # : 2005**

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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	10%			2049	**	5	\$10,000	
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	5%	Now	\$4,300	LIFE	**	5	\$6,300	

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

*Location : Lobby Area*

**Site Enclosure**

**Free Standing Walls**

Cast in Place Concrete	100%	0-2	\$10,200	2052	**			
------------------------	------	-----	----------	------	----	--	--	--

*Exposed Reinforcement, Extent : Moderate, Area Affected : 20%*

*Location : At Salt Shed Area*

*Impact Damage, Extent : Moderate, Area Affected : 20%*

*Location : At Salt Shed Area*

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%			2045	**			
------------------------	------	--	--	------	----	--	--	--

**On-Site Walkways**

Cast in Place Concrete	100%			2045	**			
------------------------	------	--	--	------	----	--	--	--

**Parking/Driveway**

Asphalt	100%	Now	\$865,300	2045	**			
---------	------	-----	-----------	------	----	--	--	--

*Sinking/Subsiding, Extent : Moderate, Area Affected : 35%*

*Location : Throughout Wrap Around Driveway*

*Tripping Hazard, Extent : Severe, Area Affected : 20%*

*Location : Metal Plate Covers In Parking Lot*

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

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2032		\$46,900	5	\$300	
---------------	------	--	--	------	--	----------	---	-------	--

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

*Location : Electrical Room*

*Explanation : 2 Main Service Disconnect Switches Rated At 2000 Amperes Each*

**Switchgear / Switchboard**

Fused Disc Sw	100%			2032		\$222,300	5	\$300	
---------------	------	--	--	------	--	-----------	---	-------	--

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

*Location : Electrical Room*

*Explanation : 4 Vertical Sections*

**Raceway**

Conduit	100%			2032		\$130,800	1		
---------	------	--	--	------	--	-----------	---	--	--

**Panelboards**

Fused Disc Sw	10%			2031		\$15,600	5	\$200	
Molded Case Bkrs	90%			2031		\$140,300	5	\$1,800	

**Wiring**

Thermoplastic	100%			2032		\$173,700	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**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2030	\$4,600	5	\$100	
	Motor Control Center	90%			2030	\$162,900	5	\$1,800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2037	* *	10	\$36,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garage							
	Fluorescent	40%			2037	* *	10	\$24,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$54,900	10	\$8,100	
	Exit, Service	50%			2027	\$14,100	1		
	Exterior Lighting								
	HID	20%			2027	\$68,100	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$2,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Cameras Not Functioning							
	Generic	10%	2-4	\$13,700	2042	* *	1	\$2,500	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2027	\$37,600	1-3	\$9,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	30%			2037	**	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Garage							
		Explanation : 14 Modine Heaters							
	Furnace	55%	Now	\$11,200	2032	\$111,900	1	\$16,400	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : 1 Out Of 7 Units, Roof							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 7 Rooftop Package Units							
	Hot Water Boiler	15%	2-4	\$62,500	2052	**	1	\$4,500	
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$18,700	
	Hot Wtr Piping/Pump	15%	0-2	\$4,300	2040	**	4	\$500	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Garage							
	No Component	35%							
Terminal Devices									
	Convactor/Radiator	15%			2037	**	1	\$3,200	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	60%	Now	\$65,900	2032	\$659,200	2	\$2,000	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : No.4 Unit On Roof							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Explanation : 4 Units. R-22							
	Window/Wall Unit	10%			2027	\$24,800	1		
	No Component	30%							
Distribution									
	Ductwork/Diffusers	50%			LIFE	**	2	\$43,600	
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,300	

*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**  
**STATEN ISLAND 2 GARAGE/BORO OFFC**  
**Asset # : 2005**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$12,700	2032	\$126,900	2	\$1,600	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2042	* *	1		
	Galvanized Steel	60%			2030	\$500,900	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,700	2		
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
	Sanitary Piping								
	Cast Iron	100%	Now	\$16,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Wash Area							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2032	\$38,200	4	\$3,000	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2032	\$2,900	1	\$400	
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2032	\$904,400	1-2	\$18,800	
	Chemical System								
	Dry	100%			2025	\$15,900	1-3	\$78,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Refill Stations, Garage							
		Explanation : 3 Sets							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP  
**Address** : 1000 WEST SERVICE ROAD @MULDOON AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0025.000 / 130 **Yr Built/Renovated** : 1981 /  
**Area Sq Ft** : 82,366 **Project Type** : SANITATION  
**Date of Survey** : 09-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2685 **Lot** : 100 **BIN** : 5141714

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,529,700	\$111,200
Interior Architecture	\$564,100	\$193,400
Electrical	\$536,500	\$63,500
Mechanical	\$241,000	\$1,697,100
<b>Total</b>	<b>\$4,871,300</b>	<b>\$2,065,200</b>
Importance Code A	\$3,529,700	\$156,100
Importance Code B	\$1,166,300	\$1,909,100
Importance Code C	\$175,300	
<b>Total</b>	<b>\$4,871,300</b>	<b>\$2,065,200</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,600			
Interior Architecture	\$50,300			\$2,100
Electrical	\$42,400	\$2,000	\$116,700	\$1,200
Mechanical	\$105,700	\$13,300	\$63,900	\$12,800
<b>Total</b>	<b>\$249,100</b>	<b>\$15,300</b>	<b>\$180,600</b>	<b>\$16,100</b>
Importance Code A	\$65,100	\$3,700	\$3,800	\$3,700
Importance Code B	\$168,800	\$11,700	\$176,800	\$12,400
Importance Code C	\$15,100			
<b>Total</b>	<b>\$249,100</b>	<b>\$15,300</b>	<b>\$180,600</b>	<b>\$16,100</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**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**  
**Asset # : 130**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	75%	Now	\$1,015,900	LIFE	* *	5	\$60,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Northwest Corner							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
	Metal Coiling Doors	25%	0-2	\$1,012,100	2037	* *	5	\$50,500	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : North Facade, South Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
Windows									
	Aluminum	97%	Now	\$235,400	2048	* *	5	\$8,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal Louvers	3%	Now	\$5,600	2041	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Parapets									
	Concrete Masonry Unit	95%	Now	\$39,500	LIFE	* *	5	\$7,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%	0-2	\$5,500	2042	* *	5	\$700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Roof									
	Built-Up (BUR)	97%	Now	\$1,164,500	2042	* *			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Locker Rooms, Garage Area							
	Skylight, Plastic	3%	Now	\$101,900	2045	* *	1		
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Over Garage Area							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage Area							

Interior

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**  
**Asset # : 130**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	80%	0-2	\$146,900	LIFE	* *	5	\$193,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Ceramic Tile	5%	0-2	\$30,400	2041	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	15%	0-2	\$134,200	2042	* *	3	\$6,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : First And Second Floor Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : First And Second Floor Corridors							
Interior Walls									
	Ceramic Tile	5%	0-2	\$12,100	2041	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Concrete Masonry Unit	85%	0-2	\$175,300	LIFE	* *	5	\$15,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	5%			LIFE	* *	5	\$1,300	
	Gypsum Board	5%	0-2	\$3,100	LIFE	* *	5	\$1,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$107,700	2052	* *	5	\$5,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : First Floor Corridor And Second Floor							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Locker Rooms							
		Worn/Eroded, Extent : Light, Area Affected : 50%							
		Location : First Floor Corridor And Second Floor							
	Exposed Struc: Steel	85%			LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	5%	0-2	\$4,700	LIFE	* *	5	\$6,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							

<b>Electrical</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>

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**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2032	\$14,700	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1600 Amperes And One 1200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2032	\$63,500	5	\$400	
	Raceway								
	Conduit	100%			2032	\$36,000	1		
	Panelboards								
	Fused Disc Sw	10%			2031	\$4,800	5	\$200	
	Molded Case Bkrs	90%			2031	\$43,600	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2032	\$32,500	1		
	Motor Controllers								
	Locally Mounted	10%			2030	\$1,800	5	\$100	
	Motor Control Center	80%			2030	\$15,700	5	\$1,800	
	Variable Frequency Drive	10%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,200	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2027	\$375,900	10	\$40,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	HID	20%			2027	\$85,500	10	\$500	
	LED	20%			2040	* *			
	Egress Lighting								
	Emergency, Battery	40%			2027	\$48,400	10	\$7,100	
	Exit, Service	60%			2027	\$18,700	1		
	Exterior Lighting								
	HID	20%			2027	\$75,100	10	\$100	
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%	0-2	\$41,500	2042	* *	1-3	\$9,200	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2042	**	1		
	Natural Gas	75%			2042	**	1		
	Interruptible Gas/Dual Fuel	15%			2052	**	1		
Conversion Equipment									
	Furnace	20%			2032	\$44,900	1	\$7,300	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Garage							
		Explanation : 6 Gas Fire Modine Heaters							
	Furnace	10%	Now	\$11,200	2042	**	1	\$3,300	
		Broken, Extent : Severe, Area Affected : 10%							
		Location : Roof							
	Hot Water Boiler	70%			2045	**	1	\$25,600	
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
Distribution									
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$8,200	
	Hot Wtr Piping/Pump	70%			2040	**	4	\$2,500	
	No Component	10%							
Terminal Devices									
	Air Handler	20%			2032	\$271,500	1	\$9,100	
	Convactor/Radiator	15%			2030	\$88,500	1	\$3,600	
	Fan Coil Unit/Heat	10%			2032	\$178,800	1	\$2,400	
	Unit Heater - Hot Water	35%			2032	\$149,700			
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	15%	Now	\$16,000	2027	\$159,600	1	\$4,600	
		Broken, Extent : Severe, Area Affected : 15%							
		Location : Basement							
		R-22 Refrigerant, Extent : Severe, Area Affected : 15%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	25%			2032	\$197,700	2	\$1,100	
	Exterior Pkg Unit - Cooling	15%	0-2	\$47,500	2042	**	2	\$500	
		Leak Evident, Extent : Severe, Area Affected : 15%							
		Location : Roof, Air Condition - 11 Broken							
	Split Unit	10%			2032	\$171,300			
	No Component	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**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**  
**Asset # : 130**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	20%	0-2	\$1,500	2032	\$15,200	4	\$700	
		Leak Evident, Extent : Severe, Area Affected : 15% Location : Basement							
	Ductwork/Diffusers	50%			LIFE	**	2	\$48,000	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2032	\$454,800	1	\$22,800	
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser Unit	60%			2027	\$81,400	2	\$30,900	
	No Component	40%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200	
Exhaust Fans									
	Roof	100%	Now	\$14,000	2032	\$140,000	2	\$1,800	
		Not in Service, Extent : Severe, Area Affected : 10% Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2042	**	1		
Water Heater With Tanks									
	Electric	50%			2030	\$11,500	4		
	No Component	50%							
HW Heat Exchanger									
	Steam Fired	50%			2042	**	4	\$5,500	
	No Component	50%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$16,100	4	\$1,700	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2042	**	1-5	\$37,200	
Sprinkler									
	No Component	30%							
	Generic	70%			2042	**	1-2	\$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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : STATEN ISLAND TRANSFER STATION  
**Address** : WEST SERVICE ROAD FRESH KILLS  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0063.000 / 13883 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 100,000 **Project Type** : SANITATION  
**Date of Survey** : 22-Jun-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$188,700	\$881,400
Interior Architecture		\$1,029,900
Mechanical	\$242,400	\$240,600
Site Pavements		\$6,798,600
<b>Total</b>	<b>\$431,100</b>	<b>\$8,950,600</b>
Importance Code A	\$188,700	\$881,400
Importance Code B	\$242,400	\$1,270,600
Importance Code C		\$6,798,600
<b>Total</b>	<b>\$431,100</b>	<b>\$8,950,600</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$40,400	\$49,200	\$500	
Interior Architecture	\$19,200	\$8,400		
Electrical	\$41,600	\$46,300	\$1,900	\$700
Mechanical	\$49,500	\$5,400	\$15,200	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$154,700</b>	<b>\$113,200</b>	<b>\$21,500</b>	<b>\$7,800</b>
Importance Code A	\$86,000	\$51,200	\$1,300	\$700
Importance Code B	\$51,100	\$62,000	\$20,300	\$7,100
Importance Code C	\$17,600			
<b>Total</b>	<b>\$154,700</b>	<b>\$113,200</b>	<b>\$21,500</b>	<b>\$7,800</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**  
**STATEN ISLAND TRANSFER STATION**  
**Asset # : 13883**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$35,900	
Fiberglass Panel	15%			2040	**	5	\$80,900	
Metal Panel	70%			2051	**	5-10	\$691,700	
Metal Coiling Doors	10%			2044	**	5	\$44,900	
Windows								
Aluminum	95%			2047	**	5	\$1,000	
Metal Louvers	5%			2040	**	10	\$300	
Parapets								
Metal Panel	100%			2051	**	5	\$98,400	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Base Of Parapet Wall								
Explanation : Paint Peeling								
Roof								
Metal Panel	98%			2044	**	10	\$378,300	
Skylight, Plastic	2%			2044	**	1		
Soffits								
Exposed Struc: Concrete	100%			LIFE	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$314,800	
Ceramic Tile	2%			2040	**	5	\$3,200	
Quarry Tile	1%			2044	**	5	\$2,400	
Sheet Vinyl/Rubber	7%			2031		5	\$16,800	
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	2%			2040	**	5	\$400	
Concrete Masonry Unit	15%	4+	\$5,400	LIFE	**	5	\$1,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : At Stair And Mezzanine Deck In Transfer Area								
Gypsum Board	3%			LIFE	**	5	\$400	
Metal Panel	60%	4+	\$12,000	LIFE	**			
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Transfer Area								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Stair Railings Throughout								
Explanation : Paint Peeling								
Ceilings								
AcousTileSusp.Lay-In	15%			2044	**	5	\$23,900	
Exposed Struc: Steel	85%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Transfer Area Ceiling								
Explanation : Exposed Metal Decking And Trusses								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	**			
Site Pavements								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%		2036	**
------------------------	------	--	------	----

## Parking/Driveway

Asphalt	90%		2034	\$6,798,600
Cast in Place Concrete	10%		2036	**

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%		2051	**	5	\$2,600
------------------	------	--	------	----	---	---------

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

## Transformers

Dry Type	100%		2044	**	5	\$400
----------	------	--	------	----	---	-------

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

## Switchgear / Switchboard

Molded Case Bkrs	100%		2051	**	5	\$2,600
------------------	------	--	------	----	---	---------

## Raceway

Conduit	100%		2051	**	1
---------	------	--	------	----	---

## Panelboards

Fused Disc Sw	10%		2047	**	5	\$200
Molded Case Bkrs	90%		2047	**	5	\$2,400

## Wiring

Thermoplastic	100%		2051	**	1
---------------	------	--	------	----	---

## Motor Controllers

Locally Mounted	10%		2044	**	5	\$100
Motor Control Center	90%		2044	**	5	\$2,500

## Ground

## Grounding Devices

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

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

## Lighting

## Interior Lighting

Fluorescent	45%		2036	**	10	\$41,300
-------------	-----	--	------	----	----	----------

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

HID	55%		2036	**	10	\$1,800
-----	-----	--	------	----	----	---------

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

## Lighting

## Egress Lighting

Emergency, Battery

50% Now

\$16,400 2041

\* \*

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

Exit, Service

50%

2036

\* \*

1

## Exterior Lighting

HID

20%

2036

\* \*

10

\$100

No Component

80%

## Alarm

## Security System

No Component

90%

Under Construction

10%

## Fire/Smoke Detection

No Component

90%

Generic, Digital

10% Now

\$25,200 2036

\* \*

1-3

\$5,600

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

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

## Heating

## Energy Source

Natural Gas

100%

2041

\* \*

1

## Conversion Equipment

Furnace

15%

4+

\$45,600 2041

\* \*

1

\$6,700

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

No Component

85%

## Terminal Devices

Fan Coil Unit/Heat

5%

2031

\$18,200

1

\$1,600

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

No Component

95%

## Air Conditioning

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	4+	\$147,700	2041	* *	2	\$700	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop Units Require Frequent Maintenance							
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800	
	Exhaust Fans								
	Roof	100%	4+	\$94,800	2031	\$189,500	2	\$2,400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop Fans Require Frequent Maintenance							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Electric	10%			2026	\$2,300	4		
	No Component	90%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2031	\$51,100	4	\$4,000	
	Backflow Preventer								
	Generic	100%			2031	\$43,600	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : Two Water Mains							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Fire Suppression									
	Sprinkler								
	No Component	15%							
	Generic	85%			2041	* *	1-2	\$23,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : W. 59TH ST. MARINE TRANSFER STA.  
**Address** : 59TH ST. AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0004.000 / 2015 **Yr Built/Renovated** : 1987 /  
**Area Sq Ft** : 85,099 **Project Type** : SANITATION  
**Date of Survey** : 26-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1109 **Lot** : 99 **BIN** : 1076222

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Exterior Architecture	\$506,300	\$98,200
Interior Architecture		\$232,100
Mechanical	\$294,900	\$2,797,900
<b>Total</b>	<b>\$801,200</b>	<b>\$3,128,200</b>
Importance Code A	\$506,300	\$1,828,600
Importance Code B	\$294,900	\$1,299,600
<b>Total</b>	<b>\$801,200</b>	<b>\$3,128,200</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Exterior Architecture	\$54,700			
Interior Architecture	\$55,400			\$800
Electrical	\$2,500	\$2,100	\$3,000	\$3,000
Mechanical	\$5,400	\$9,900	\$97,900	\$11,100
Site Pavements	\$2,500			
<b>Total</b>	<b>\$120,500</b>	<b>\$12,000</b>	<b>\$100,900</b>	<b>\$14,800</b>
Importance Code A	\$54,700	\$6,300		\$6,500
Importance Code B	\$18,700	\$5,700	\$100,900	\$8,300
Importance Code C	\$47,100			
<b>Total</b>	<b>\$120,500</b>	<b>\$12,000</b>	<b>\$100,900</b>	<b>\$14,800</b>



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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	25%	0-2	\$28,700	2035	* *	5	\$37,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	10%	0-2	\$26,100	2052	* *	5	\$15,100	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%							
		Location : West Facade							
	Metal Panel	65%			2058	* *	5-10	\$360,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 65%							
		Location : Throughout Facade							
Windows									
	Aluminum	100%	0-2	\$190,900	2048	* *	5	\$10,300	
		Air Infiltration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Roof									
	Fiberglass Panel	10%			2041	* *	1		
	Metal Panel	90%	Now	\$53,600	2045	* *			
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : 2nd Floor Area							
Interior									
Floors									
	Cast in Place Concrete	85%			LIFE	* *	5	\$232,100	
	Ceramic Tile	3%			2045	* *	5	\$3,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Toilet Rooms							
	Steel Grating	7%			2052	* *	1		
	Vinyl Tile	5%			2040	* *	3	\$3,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	* *			
	Concrete Masonry Unit	10%	4+	\$44,700	LIFE	* *	5	\$9,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Top Of Foot Ramp To Upper Level							
	Fiberglass Panel	35%			LIFE	* *			
	Gypsum Board	10%			LIFE	* *	5	\$14,600	
	Metal Panel	40%			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**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	5%			2049	**	5	\$6,200	
Exposed Struc: Steel	85%			LIFE	**			

*Corrosion/Rusting, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Metal Panel	10%	0-2	\$8,100	LIFE	**	5	\$15,600	
-------------	-----	-----	---------	------	----	---	----------	--

*Recent Replace Evident, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$2,500	2045	**			
------------------------	------	-----	---------	------	----	--	--	--

*Other Observation, Extent : Severe, Area Affected : 5%*

*Location : Steel Marine Mooring Bollards*

*Explanation : Severe Rusting*

## Parking/Driveway

Cast in Place Concrete	100%			2045	**			
------------------------	------	--	--	------	----	--	--	--

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2058	**	5	\$400	
---------------------	------	--	--	------	----	---	-------	--

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

*Location : Electrical Room First Floor Next Staff Office*

*Explanation : One 1,600 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Air Circuit Breaker	100%			2058	**	5	\$400	
---------------------	------	--	--	------	----	---	-------	--

## Raceway

Conduit	50%			2058	**	1		
---------	-----	--	--	------	----	---	--	--

Conduit	40%			2062	**	1		
---------	-----	--	--	------	----	---	--	--

Under Construction	10%							
--------------------	-----	--	--	--	--	--	--	--

## Panelboards

Fused Disc Sw	5%			2054	**	5	\$100	
---------------	----	--	--	------	----	---	-------	--

Fused Disc Sw	5%			2057	**	5	\$100	
---------------	----	--	--	------	----	---	-------	--

Molded Case Bkrs	40%			2054	**	5	\$900	
------------------	-----	--	--	------	----	---	-------	--

Molded Case Bkrs	40%			2057	**	5	\$900	
------------------	-----	--	--	------	----	---	-------	--

Under Construction	10%							
--------------------	-----	--	--	--	--	--	--	--

## Wiring

Thermoplastic	50%			2058	**	1		
---------------	-----	--	--	------	----	---	--	--

Thermoplastic	40%			2062	**	1		
---------------	-----	--	--	------	----	---	--	--

Under Construction	10%							
--------------------	-----	--	--	--	--	--	--	--

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	5%			2049	**	5		
	Motor Control Center	40%			2049	**	5	\$900	
	Motor Control Center	40%			2052	**	5	\$900	
	Variable Frequency Drive	5%			2052	**			
	Under Construction	10%							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
Generators									
	Under Construction	100%							
Batteries									
	Under Construction	100%							
Fuel Storage									
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2040	**	10	\$15,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Office And Locker Room							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2042	**	10	\$15,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room And Generator Room							
	LED	60%			2040	**			
Egress Lighting									
	Emergency, Service	25%			2040	**	1		
	Emergency, Battery	5%			2042	**	10	\$1,000	
	Exit, LED	25%			2067	**	1		
	Under Construction	45%							
Exterior Lighting									
	HID	5%			2032	\$19,400	10		
	LED	15%			2040	**			
	No Component	80%							

**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**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

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

**Alarm**

## Security System

No Component

80%

Generic

10%

2040

\* \*

1

\$3,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Loading Dock And Entrance Driveway**Explanation : CCTV Surveillance Camera*

Generic

10%

2040

\* \*

1

\$3,200

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2040

\* \*

1-3

\$16,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Bell, Horn, Manual Pull Box, Smoke Detector And Fire Alarm Panel*

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

**Heating**

## Energy Source

Electricity

100%

2042

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Most Of The Mechanical Components Are Still Under Construction And Not Yet Commissioned*

## Conversion Equipment

Radiant Heater

80%

2032

\$1,730,400

2

\$31,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units*

No Component

20%

## Distribution

Ductwork/Diffusers

80%

LIFE

\* \*

2-5

\$38,000

No Component

20%

**Air Conditioning**

## Energy Source

Electricity

100%

2040

\* \*

1

## Conversion Equipment

Interior Pkg Unit -

Cooling

10%

2037

\* \*

2

\$500

Window/Wall Unit

5%

2027

\$15,700

1

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**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,500	
Not in Service, Extent : Light, Area Affected : 30%									
Location : Throughout									
Exhaust Fans									
	Interior	80%			2027	\$294,900	2	\$2,100	
	Roof	20%			2027	\$32,300	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2032	\$1,067,400	1		
Water Heater With Tanks									
	Electric	100%			2027	\$23,100	4		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Compressed Air	100%			2042	* *	4	\$1,300	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2052	* *	1-5	\$44,500	
Fire Pump									
	Generic	100%			2041	* *	1	\$15,900	

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : **BROOKLYN SANITATION GARAGE CONCRETE PIER**  
**Address** : **52ND ST. AND GOWANUS BAY**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0006.010 / 1818** **Yr Built/Renovated** :  
**Area Sq Ft** : **40,443** **Project Type** : **SANITATION**  
**Date of Survey** : **21-Feb-2020** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **803** **Lot** : **5** **BIN** :

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Piers	\$7,622,700	\$149,400
<b>Total</b>	<b>\$7,622,700</b>	<b>\$149,400</b>
Importance Code A	\$5,443,500	\$149,400
Importance Code B	\$2,179,200	
<b>Total</b>	<b>\$7,622,700</b>	<b>\$149,400</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Piers	\$51,500	\$42,000		\$11,600
<b>Total</b>	<b>\$51,500</b>	<b>\$42,000</b>		<b>\$11,600</b>
Importance Code A	\$42,000	\$42,000		
Importance Code B	\$9,600			\$11,600
<b>Total</b>	<b>\$51,500</b>	<b>\$42,000</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 SANITATION GARAGE CONCRETE PIER**  
**Asset # : 1818**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	55%	Now	\$1,595,900	LIFE	**	5	\$41,400
		Other Observation, Extent : Severe, Area Affected : 70% Location : Offshore 410 Feet Of The Pier Explanation : Collapsed/Failed						
	Concrete	30%	4+	\$870,500	LIFE	**	5	\$22,600
		Cracking, Extent : Light, Area Affected : 10% Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier Excess Deflections, Extent : Moderate, Area Affected : 50% Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
	Not Accessible	15%						
Firewalls	Concrete	40%			LIFE	**	5	\$1,800
		Cracking, Extent : Light, Area Affected : 5% Location : 215 Feet From Inshore End Of Pier Spalling, Extent : Light, Area Affected : 5% Location : 215 Feet From Inshore End Of Pier						
	Concrete	40%	Now	\$91,200	LIFE	**	5	\$1,800
		Missing Part, Extent : Severe, Area Affected : 100% Location : South Half Of Firewall Located 215 Feet From Inshore End Of Pier						
	Not Accessible	20%						
Pile Caps	Timber	55%	Now	\$1,128,300	LIFE	**	4	\$174,800
		Other Observation, Extent : Severe, Area Affected : 80% Location : Offshore 410 Feet Of Pier Explanation : Collapsed/Failed						
	Timber	20%	4+	\$410,300	LIFE	**	4	\$63,600
		Rotting/Splitting, Extent : Moderate, Area Affected : 10% Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
	Timber	15%			LIFE	**	4	\$47,700
		Rotting/Splitting, Extent : Light, Area Affected : 2% Location : Ends Of Pile Caps At Inshore 285 Feet Of Pier						
	Not Accessible	10%						
Piles and Bracing	Timber	55%	Now	\$1,347,300	LIFE	**	4-5	\$99,700
		Missing Pile, Extent : Severe, Area Affected : 15% Location : Isolated Locations Between 285 Feet And 495 Feet From The Inshore End Of The Pier Other Observation, Extent : Severe, Area Affected : 80% Location : Offshore 400 Feet Of Pier Explanation : Collapsed/Failed						
	Timber	10%			LIFE	**	4-5	\$18,100
		Rotting/Splitting, Extent : Light, Area Affected : 10% Location : Within Inshore 285 Feet Of Pier						
	Not Accessible	35%						

## Fender

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN SANITATION GARAGE CONCRETE PIER**  
**Asset # : 1818**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Buffer								
	Rubber	60%			2044	* *	4-5	\$28,800	
	Rubber	5%	Now	\$9,400	2046	* *	4-5	\$1,500	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Isolated Locations At Inshore End Of Pier; North Side							
	No Component	35%							
Wales and Chocks									
	Timber	85%	Now	\$786,500	2046	* *	4	\$84,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : North Side Of Pier And Offshore 615 Feet Of Pier On The South Side							
		Explanation : Failed							
	Timber	15%			2040	* *	4	\$14,900	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Inshore End Of Pier At South Side							
Piles									
	Timber	85%	Now	\$1,246,000	2046	* *	4	\$39,100	
		Missing Pile, Extent : Severe, Area Affected : 100%							
		Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier On South Side							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End Of Pier							
		Explanation : Corrosion							
	Timber	10%	4+	\$146,600	2046	* *	4	\$4,600	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Inshore End Of Pier; South Side							
	Not Accessible	5%							
Deck Elements									
	Railing								
	Fencing	3%	Now	\$100	2036	* *	3		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Several Locations At Inshore End Of Pier; And The Sections Isolating The Collapsed Area 400 Feet From The End							
	Fencing	2%			2032	\$100	3		
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Primarily On Base Of Fence Posts At Intact Sections Of Inshore Fencing							
	No Component	95%							
Coping/Curb									
	Concrete	100%			LIFE	* *			
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Isolated Along Length Of Concrete Curb							
Electrical									
	Lighting Fixture								
	Sodium	100%	Now	\$42,000	2026	\$42,000			
		Broken, Extent : Light, Area Affected : 100%							
		Location : All Lights							

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

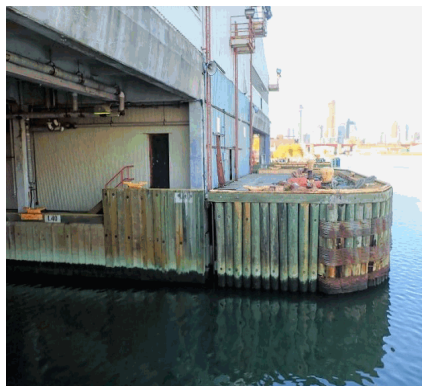
Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : GREENPOINT MARINE TRANSFER STA BARGE DOCKS  
**Address** : N. HENRY ST. AND NEWTOWN CREEK  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0007.010 / 1819 **Yr Built/Renovated** :  
**Area Sq Ft** : 22,248 **Project Type** : SANITATION  
**Date of Survey** : 06-Nov-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2508 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers		\$217,500
<b>Total</b>		<b>\$217,500</b>
Importance Code A		\$62,300
Importance Code B		\$155,300
<b>Total</b>		<b>\$217,500</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$55,900	\$12,000		
<b>Total</b>	<b>\$55,900</b>	<b>\$12,000</b>		
Importance Code A				
Importance Code B	\$55,900	\$12,000		
<b>Total</b>	<b>\$55,900</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**  
**GREENPOINT MARINE TRANSFER STA BARGE DOCKS**  
**Asset # : 1819**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	5%			LIFE	**	5	\$2,100	
	Timber	50%			LIFE	**	5	\$46,700	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%									
Location : Primarily At Center Pier Offshore Deck Surface									
	Not Accessible	45%							
Fender									
Buffer									
	Rubber	5%			2041	**	4-5	\$2,000	
	No Component	95%							
Facing									
	Timber	65%			2041	**	3	\$34,200	
	No Component	15%							
	Not Accessible	20%							
Piles									
	Timber	15%	4+	\$40,100	2041	**	4	\$5,000	
Broken, Extent : Severe, Area Affected : 20%									
Location : At Offshore Mooring/ Berthing Dolphins									
Worn, Extent : Light, Area Affected : 20%									
Location : Isolated Locations At Mean Low Water									
	No Component	75%							
	Not Accessible	10%							
Deck Elements									
Railing									
	Steel	15%			2030	\$116,500			
	Steel	5%	Now	\$15,500	2030	\$38,800			
Broken, Extent : Severe, Area Affected : 100%									
Location : Broken Handrail And Stairs On West Side Of Facility									
	No Component	80%							
Coping/Curb									
	Timber	100%			LIFE	**			
Protective Structure									
Donut Fender									
	Steel/Rubber	100%			2030	\$62,300			

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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

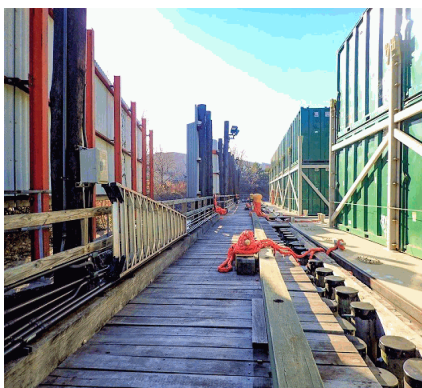
**Asset Name** : HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK  
**Address** : HAMILTON AVE AND GOWANUS BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.010 / 2873 **Yr Built/Renovated** :  
**Area Sq Ft** : 3,712 **Project Type** : SANITATION  
**Date of Survey** : 03-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 250 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$22,400	\$5,800		
<b>Total</b>	<b>\$22,400</b>	<b>\$5,800</b>		
Importance Code A	\$7,300			
Importance Code B	\$15,000	\$5,800		
<b>Total</b>	<b>\$22,400</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**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Timber	98%		LIFE	**	5	\$15,300	
		Displaced Elements, Extent : Moderate, Area Affected : 50% Location : Uneven Surface And Loose Deck Nails Primarily At Mooring Fittings						
	Timber	2%	Now	\$7,300	LIFE	**	5	\$300
		Broken, Extent : Severe, Area Affected : 100% Location : 105 Feet South Of North End Of Asset						
	Pile Caps							
	Timber	100%		LIFE	**	4	\$29,200	
		Rotting/Splitting, Extent : Light, Area Affected : 5% Location : Pile Cap Ends						
	Piles and Bracing							
	Steel	10%		LIFE	**	5	\$5,700	
		Corrosion, Extent : Light, Area Affected : 10% Location : Tidal Zone Other Observation, Extent : N/A, Area Affected : 100% Location : 4 Cells Supporting Mooring Fittings Explanation : Sheet Piles Cells						
Fender	Timber	60%		LIFE	**	4-5	\$10,000	
		Worn, Extent : Light, Area Affected : 10% Location : Tidal Zone						
	Not Accessible	30%						
	Coping/Curb							
	Timber	100%		LIFE	**			
	Facing							
	Timber	80%		2041	**	3	\$17,400	
		Missing Part, Extent : Light, Area Affected : 3% Location : Fender Pile Top Caps Worn, Extent : Light, Area Affected : 10% Location : Light Abrasion Along Entire Face						
	Not Accessible	20%						
	Wales and Chocks							
Deck Elements	Timber	100%		2041	**	4	\$45,100	
	Pile Cluster							
	Timber	100%		2033		4-10		
		Rotting/Splitting, Extent : Moderate, Area Affected : 5% Location : Top 2 Feet						
	Railing							
	Timber	100%		2026				
	Electrical							

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

**DEPARTMENT OF SANITATION - 827**  
**HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK**  
**Asset # : 2873**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Electrical	Conduit							
	PVC	100%			2028			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 7 Conduits From 0 To 64 Feet, 6 Conduits From 64 To 187 Feet, 4 Conduits From 187 To 200 Feet And 3 Conduits From 200 To 253 Feet From The North End</i> <i>Explanation : Electrical Conduits</i>								
Lighting Fixture	LED	100%			2030			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 8 Total</i> <i>Explanation : Light Fixtures</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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA BARGE DOCKS  
**Address** : FLUSHING BAY BET 30TH AND 31ST AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0010.010 / 1805 **Yr Built/Renovated** :  
**Area Sq Ft** : 63,930 **Project Type** : SANITATION  
**Date of Survey** : 24-Nov-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4346 **Lot** : 75 **BIN** :

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Piers		\$361,700
<b>Total</b>		<b>\$361,700</b>
Importance Code A		\$196,600
Importance Code B		\$165,200
<b>Total</b>		<b>\$361,700</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Piers	\$16,700	\$14,900		\$200
<b>Total</b>	<b>\$16,700</b>	<b>\$14,900</b>		<b>\$200</b>
Importance Code A				
Importance Code B	\$16,700	\$9,500		\$200
Importance Code C		\$5,500		
<b>Total</b>	<b>\$16,700</b>	<b>\$14,900</b>		<b>\$200</b>



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

**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA BARGE DOCKS**  
**Asset # : 1805**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	25%			LIFE	**	5	\$29,800	
	Not Accessible	75%							
Deck Surface									
	Asphalt Pavers	5%			2041	**			
	Concrete	25%			2041	**	5	\$10,900	
				Cracking, Extent : Light, Area Affected : 20%					
				Location : Entire Length					
				Surface Wearing/Scaling, Extent : Light, Area Affected : 20%					
				Location : Entire Length					
	Not Accessible	70%							
Pile Caps									
	Concrete	25%			LIFE	**	5	\$1,100	
	Not Accessible	75%							
Piles and Bracing									
	Steel	20%			LIFE	**	5	\$196,600	
				Corrosion, Extent : Light, Area Affected : 5%					
				Location : In Tidal Zone					
				Missing Coating, Extent : Light, Area Affected : 5%					
				Location : In Tidal Zone					
	Not Accessible	80%							
Fender									
Facing									
	Composite	50%			2030	\$165,200			
				Surface Wearing/Scaling, Extent : Light, Area Affected : 10%					
				Location : Along Two Berthing Faces					
	No Component	50%							
Wales and Chocks									
	Steel	48%			2041	**	3-5	\$22,700	
	Steel	2%	Now	\$9,600	2047	**	3-5	\$700	
				Broken, Extent : Severe, Area Affected : 100%					
				Location : Southeast Corner					
	Timber	20%			2041	**	4	\$17,100	
	No Component	30%							
Piles									
	Timber	10%			2041	**	4	\$4,000	
	No Component	80%							
	Not Accessible	10%							
Pile Cluster									
	Timber	50%			2033		4-10		
	Not Accessible	50%							
Deck Elements									
Railing									
	Steel	50%			2030				
	No Component	50%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA BARGE DOCKS**  
**Asset # : 1805**

Piers		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Coping/Curb								
Timber	50%			LIFE		* *		
No Component	50%							

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

Asset Name : SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM  
Address : NORTH SIDE OF DOS FACILITY #1821 @ FOOT OF 51ST STREET  
Borough : BROOKLYN Agency's Number : N/A  
Program / Asset # : DOS000B.000 / 14149 Yr Built/Renovated :  
Area Sq Ft : 11,775 Project Type : SANITATION  
Date of Survey : 19-Jan-2021 Landmark Status : NONE  
Areas Surveyed :  
Block : 803 Lot : 5 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$2,118,000	
<b>Total</b>	<b>\$2,118,000</b>	
Importance Code A	\$1,488,500	
Importance Code B	\$629,600	
<b>Total</b>	<b>\$2,118,000</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers				
<b>Total</b>				
Importance Code A				
Importance Code B				
<b>Total</b>				



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

**DEPARTMENT OF SANITATION - 827**  
**SANITATION GARAGE BKLYN 10 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	
Structural Deck	Concrete	25%	Now	\$211,200	LIFE	**	5	\$5,500	1
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
	Concrete	75%	0-2	\$633,600	LIFE	**	5	\$16,500	1
		Cracking, Extent : Severe, Area Affected : 100% Location : Large Cracks In Deck Surface							
		Excess Deflections, Extent : Severe, Area Affected : 50% Location : Offshore Half Of Deck Sloping Towards Water							
		Exposed Reinforcement, Extent : Severe, Area Affected : 25% Location : Isolated Locations Across Entire Deck Soffit							
		Spalling, Extent : Severe, Area Affected : 25% Location : Isolated Locations Across Entire Deck Soffit							
Pile Caps	Timber	35%	4+	\$209,100	LIFE	**	4	\$32,400	
		Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Offshore End							
	Timber	25%	Now	\$149,300	LIFE	**	4	\$23,100	
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
	Not Accessible	40%							
Piles and Bracing	Timber	15%	0-2	\$107,000	LIFE	**	4-5	\$7,900	
		Loose Connections, Extent : Severe, Area Affected : 50% Location : Widespread Partial And/or Non-bearing Piles Across Entire Asset							
		Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Tidal And Splash Zone							
	Timber	25%	Now	\$178,300	LIFE	**	4-5	\$13,200	
		Broken, Extent : Severe, Area Affected : 100% Location : Collapsed At West End Of Asset							
Fender	Wales and Chocks Timber	100%	Now	\$262,200	2047	**	4	\$28,200	
		Broken, Extent : Severe, Area Affected : 100% Location : Entire Fender System							
	Piles Timber	50%	Now	\$207,700	2047	**	4	\$6,500	
		Broken, Extent : Severe, Area Affected : 100% Location : Entire Fender System							
	Not Accessible	50%							
Deck Elements	Coping/Curb Timber	100%	Now	\$159,600	LIFE	**			
		Broken, Extent : Severe, Area Affected : 100% Location : Broken At Collapse And Missing Along East End							

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

Estimates are rounded to the nearest hundred dollars.

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

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



**DEPARTMENT OF SANITATION - 827**  
**SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM**  
**Asset # : 14149**

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

Asset Name : SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS  
Address : 400 BAY 41ST STREET GRAVESEND BAY  
Borough : BROOKLYN Agency's Number : N/A  
Program / Asset # : DOS0008.010 / 1820 Yr Built/Renovated :  
Area Sq Ft : 16,564 Project Type : SANITATION  
Date of Survey : 21-Feb-2020 Landmark Status : NONE  
Areas Surveyed :  
Block : 6943 Lot : 30 BIN :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Piers	\$488,500	
<b>Total</b>	<b>\$488,500</b>	
Importance Code A	\$111,500	
Importance Code B	\$377,000	
<b>Total</b>	<b>\$488,500</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Piers	\$35,800			\$10,800
<b>Total</b>	<b>\$35,800</b>			<b>\$10,800</b>
Importance Code A	\$24,600			
Importance Code B	\$11,200			\$10,800
<b>Total</b>	<b>\$35,800</b>			<b>\$10,800</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**  
**SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS**  
**Asset # : 1820**

Piers		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural Deck	Composite	3%			2051		* *			
		Broken, Extent : Severe, Area Affected : 100%								
		Location : Isolated Loose Or Missing Sections Of Fiberglass Deck Totaling 72 Feet On West Side								
	Composite	Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
		Location : At All Grating Surfaces								
		2%	Now	\$23,800	2061		* *			
	Concrete	Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%								
		Location : Ultraviolet Damage To All Fiberglass Deck Elements Comprising The Composite Deck Platform								
		Other Observation, Extent : Severe, Area Affected : 50%								
	Timber	Location : Moderate To Severe Corrosion To All Steel Elements Comprising The Composite Deck Platform								
		Explanation : Corrosion								
		59%			LIFE		* *	5	\$18,200	
Pile Caps	Concrete	Cracking, Extent : Light, Area Affected : 10%								
		Location : At All Concrete Access Walkways								
		1%	Now	\$800	LIFE		* *	5	\$700	
	Timber	Missing Part, Extent : Severe, Area Affected : 5%								
		Location : Missing Plank At Interior Steps On South Side								
		35%								
	Not Accessible									
		Erosion, Extent : Moderate, Area Affected : 20%								
		Location : At Top Of Exposed Pile Caps At Offshore End Of Slip								
	Concrete	98%								
Piles and Bracing	Steel	10%	4+	\$111,500	LIFE		* *	5	\$25,500	
		Corrosion, Extent : Moderate, Area Affected : 100%								
		Location : In And Above Tidal Zone On Sheet Pile Cells At Two Offshore Dolphins And At Inshore End Of Slip								
Not Accessible										
Fender	Not Accessible									

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

**DEPARTMENT OF SANITATION - 827**  
**SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS**  
**Asset # : 1820**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Facing								
	Timber	20%	Now	\$75,400	2046	* *	3	\$6,300	
		Broken, Extent : Severe, Area Affected : 60%							
		Location : Within Slip And At Offshore							
		Missing Part, Extent : Severe, Area Affected : 40%							
		Location : Within Slip And At Offshore							
	Timber	45%	2-4	\$169,600	2046	* *	3	\$14,100	
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Within Slip And At Offshore							
		Worn, Extent : Moderate, Area Affected : 40%							
		Location : Splash Zone Within Slip							
	Timber	35%	4+	\$131,900	2046	* *	3	\$11,000	
		Worn, Extent : Moderate, Area Affected : 50%							
		Location : On Southeast Face Within Active Slip Area Marine Transfer Station							
Wales and Chocks									
	Steel	5%	4+	\$10,900	2034	\$36,500	3-5	\$1,300	
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Above Mean Low Water Elevation							
	Not Accessible	95%							
Deck Elements									
	Railing								
	Steel	2%	Now	\$200	2031	\$200			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : Hands Rails At Interior Steps							
		Missing Part, Extent : Severe, Area Affected : 50%							
		Location : Hands Rails At The Exterior Steps							
	No Component	98%							
Coping/Curb									
	Timber	40%			LIFE	* *			
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations Along Perimeter Of Slip							
	No Component	60%							

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

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : W59TH 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 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Piers	\$402,900	\$59,800
<b>Total</b>	<b>\$402,900</b>	<b>\$59,800</b>
Importance Code A		\$59,800
Importance Code B	\$402,900	
<b>Total</b>	<b>\$402,900</b>	<b>\$59,800</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Piers	\$25,100	\$9,300	\$6,500	\$31,000
<b>Total</b>	<b>\$25,100</b>	<b>\$9,300</b>	<b>\$6,500</b>	<b>\$31,000</b>
Importance Code A	\$25,100			
Importance Code B		\$9,300	\$6,500	\$31,000
<b>Total</b>	<b>\$25,100</b>	<b>\$9,300</b>	<b>\$6,500</b>	<b>\$31,000</b>



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

**DEPARTMENT OF SANITATION - 827**  
**W59TH ST MARINE TRANSFER STATION NORTH PIER**  
**Asset # : 1843**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	65%			LIFE	**	5	\$59,800	
	No Component	35%							
Pile Caps									
	Concrete	5%			LIFE	**	5	\$200	
	Timber	1%	4+	\$25,100	LIFE	**	4	\$3,900	
		Rotting/Splitting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Timber	4%			LIFE	**	4	\$15,500	
	Not Accessible	90%							
Piles and Bracing									
	Concrete	5%			LIFE	**	5	\$7,800	
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : Tidal Zone Of Inshore Pedestals							
	Steel	5%			LIFE	**	5	\$38,000	
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Splash Zone							
	Timber	5%			LIFE	**	4-5	\$11,100	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Not Accessible	85%							
Fender									
Buffer									
	Rubber	60%			2036	**	4-5	\$26,100	
	No Component	40%							
Facing									
	Timber	10%	Now	\$78,400	2042	**	3	\$6,500	
		Broken, Extent : Severe, Area Affected : 75%							
		Location : Along Portions Of South Face							
		Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%							
		Location : South End							
	Timber	30%			2036	**	3	\$19,600	
	No Component	50%							
	Not Accessible	10%							
Wales and Chocks									
	Timber	15%	Now	\$125,600	2042	**	4	\$13,500	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Several Sections Along North Side							
	Timber	35%			2036	**	4	\$31,500	
	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**  
**W59TH ST MARINE TRANSFER STATION NORTH PIER**  
**Asset # : 1843**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Timber	15%	Now	\$198,900	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	\$18,700	
	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.

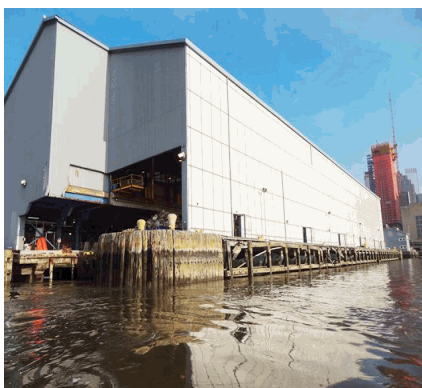
Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : W59TH 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 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Piers	\$166,200	
<b>Total</b>	<b>\$166,200</b>	
Importance Code A	\$72,200	
Importance Code B	\$93,900	
<b>Total</b>	<b>\$166,200</b>	

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Piers	\$60,900	\$3,300	\$3,600	\$18,600
<b>Total</b>	<b>\$60,900</b>	<b>\$3,300</b>	<b>\$3,600</b>	<b>\$18,600</b>
Importance Code A				\$1,700
Importance Code B	\$60,900	\$3,300	\$3,600	\$16,900
<b>Total</b>	<b>\$60,900</b>	<b>\$3,300</b>	<b>\$3,600</b>	<b>\$18,600</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**  
**W59TH ST MARINE TRANSFER STATION SOUTH PIER**  
**Asset # : 2857**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	40%			LIFE	* *	5	\$6,000
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	Steel	5%			2028	\$72,200	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	\$9,200
	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	\$18,500	2042	* *	3	\$1,500
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At East And West Ends</i>						
Wales and Chocks	No Component	50%						
	Not Accessible	10%						
	Timber	20%	Now	\$39,500	2042	* *	4	\$8,500
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : South Face</i>						
	Timber	50%			2036	* *	4	\$21,300
	Not Accessible	30%						
Piles	Timber	15%	Now	\$93,900	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	\$8,800
	Not Accessible	40%						

## Deck Elements

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



**DEPARTMENT OF SANITATION - 827**  
**W59TH 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

\$2,900

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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**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** : 13-May-2022 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$64,600	
<b>Total</b>	<b>\$64,600</b>	
Importance Code A	\$64,600	
<b>Total</b>	<b>\$64,600</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads		\$1,300		
<b>Total</b>		<b>\$1,300</b>		
Importance Code A				
Importance Code B		\$1,300		
Importance Code C				
<b>Total</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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	5%			LIFE	* *	5		
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Throughout Gravity Wall At South End							
	No Component	95%							
Revetment									
	Stone	70%			LIFE	* *	5	\$900	
	No Component	30%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : North End							
		Explanation : Natural Shoreline							
Sheet Piles									
	Steel	65%			LIFE	* *			
		Corrosion, Extent : Light, Area Affected : 100%							
		Location : Uncoated Steel With Minor Corrosion Above The Tidal Zone							
	Steel	30%	4+	\$64,600	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Tidal Zone							
	No Component	5%							
Pile Caps									
	Concrete	100%			LIFE	* *	5	\$700	
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Top Surface And Offshore Face							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations At Top Offshore Corner							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Brick Pavers	100%			2041	* *	5	\$2,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Behind Steel Sheet Pile Wall							
		Explanation : Settlement							

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

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : BULKHEAD BTWN PIERS 98 AND 99  
**Address** : 59TH ST. AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.MH4 / 1830 **Yr Built/Renovated** :  
**Linear Ft** : 190 **Project Type** : SANITATION  
**Date of Survey** : 10-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$55,000	
<b>Total</b>	<b>\$55,000</b>	
Importance Code B	\$55,000	
<b>Total</b>	<b>\$55,000</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$147,700			
<b>Total</b>	<b>\$147,700</b>			
Importance Code A	\$49,000			
Importance Code B	\$98,600			
<b>Total</b>	<b>\$147,700</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**  
**BULKHEAD BTWN PIERS 98 AND 99**  
**Asset # : 1830**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Relieving Platform Top Concrete	100%	4+	\$49,000	LIFE	* *	5	\$700	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Erosion, Extent : Light, Area Affected : 10%							
		Location : In Tidal Zone							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : 53 Feet To 63 Feet From North End							
		Explanation : Erosion							
	Piles and Bracing Not Accessible	100%							
	Lowlevel Pile Caps Timber	5%			LIFE	* *			
	Rotting/Splitting, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Not Accessible	95%							
Backfill	Fill								
	Not Accessible	100%							
	Surface Concrete	100%			2040	* *	5	\$2,200	
	Cracking, Extent : Light, Area Affected : 2%								
	Location : Isolated Traverse Crack Approximately 125 Feet From North End								
Fender	Piles Timber	90%	Now	\$34,200	2042	* *	4	\$4,100	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Above Mean Low Water							
		Missing Pile, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Rotting/Splitting, Extent : Severe, Area Affected : 25%							
		Location : Above Mean Low Water							
		Not Accessible	10%						
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
	Explanation : Not Accessible Below Water								
	Wales and Chocks Timber	100%	Now	\$47,900	2042	* *	4	\$10,300	
	Broken, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Missing Part, Extent : Severe, Area Affected : 50%								
	Location : Throughout								

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

**DEPARTMENT OF SANITATION - 827**  
**BULKHEAD BTWN PIERS 98 AND 99**  
**Asset # : 1830**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Steel	50%			2025	\$55,000			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steel Mesh In Timber Frame							
	Timber	50%			2025	\$15,500			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Explanation : Weathering							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL  
**Address** : 52ND ST. AND GOWANUS BAY FOOT OF CONCRETE PIER  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN1 / 1821 **Yr Built/Renovated** :  
**Linear Ft** : 585 **Project Type** : SANITATION  
**Date of Survey** : 21-Feb-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 803 **Lot** : 5 **BIN** :

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Bulkheads	\$1,121,300	
<b>Total</b>	<b>\$1,121,300</b>	
Importance Code A	\$1,070,900	
Importance Code B	\$50,400	
<b>Total</b>	<b>\$1,121,300</b>	

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Bulkheads	\$92,200	\$100		
<b>Total</b>	<b>\$92,200</b>	<b>\$100</b>		
Importance Code A				
Importance Code B	\$47,800	\$100		
Importance Code C	\$44,400			
<b>Total</b>	<b>\$92,200</b>	<b>\$100</b>		



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

**DEPARTMENT OF SANITATION - 827**  
**DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL**  
**Asset # : 1821**

<b>Bulkheads</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>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>
<b>Structural</b>									
	Gravity Wall								
	Concrete	2%			LIFE	**	5		
		<i>Cracking, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Under Pier</i>							
	No Component	90%							
	Not Accessible	8%							
<b>Revetment</b>									
	Stone	10%	4+	\$44,400	LIFE	**	5	\$400	
		<i>Settlement, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : At Top And Mid Slope</i>							
	No Component	90%							
<b>Sheet Piles</b>									
	Steel	10%			LIFE	**			
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>							
		<i>Location : Southwest Of Inshore End Of Pier</i>							
	Timber	50%	Now	\$1,070,900	LIFE	**	4	\$5,500	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Above Mean Low Water Elevation</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Fill Loss Through Sheet Piles Evident By Settlement/sinkholes In Asphalt</i>							
		<i>Explanation : Fill Loss</i>							
	No Component	10%							
	Not Accessible	30%							
<b>Wales</b>									
	Timber	60%			LIFE	**	4	\$5,300	
	No Component	40%							
<b>Backfill</b>									
	Fill								
	Topsoil	40%	Now	\$50,400	2071	**			
		<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	60%							
<b>Surface</b>									
	Asphalt	65%	Now	\$41,700	2046	**	5	\$2,200	
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Sinkholes Along Timber Bulkhead</i>							
	Asphalt	20%			2040	**	5	\$1,300	
		<i>Cracking, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Isolated Locations</i>							
	Not Accessible	15%							
<b>Deck Elements</b>									

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



**DEPARTMENT OF SANITATION - 827**  
**DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL**  
**Asset # : 1821**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Fencing	70%			2032	\$31,600	3	\$200	
		Not Plumb, Extent : Light, Area Affected : 25%							
		Location : Within Parking Lot Area							
	Fencing	20%	Now	\$5,400	2036	* *	3		
		Displaced Elements, Extent : Moderate, Area Affected : 100%							
		Location : Inshore Of Sinkholes At East End Of Timber Bulkhead							
	No Component	10%							

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

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2  
**Address** : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI0 / 1804 **Yr Built/Renovated** : 1948 /  
**Linear Ft** : 1,000 **Project Type** : SANITATION  
**Date of Survey** : 08-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$352,300	
<b>Total</b>	<b>\$352,300</b>	
Importance Code B	\$264,500	
Importance Code C	\$87,700	
<b>Total</b>	<b>\$352,300</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$94,800			\$9,200
<b>Total</b>	<b>\$94,800</b>			<b>\$9,200</b>
Importance Code B	\$94,800			\$9,200
<b>Total</b>	<b>\$94,800</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**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Steel	40%	2-4	\$63,800	LIFE		* *		
		Corrosion, Extent : Severe, Area Affected : 75% Location : Along Entire Length Of Asset							
	Steel	40%			LIFE		* *		
		Corrosion, Extent : Light, Area Affected : 75% Location : Along Entire Length Of Asset							
	Steel	15%	Now	\$23,900	LIFE		* *		
		Other Observation, Extent : Severe, Area Affected : 100% Location : Between 380 And 480 Feet, And 665 And 715 Feet From The Eastern End Explanation : Broken And Displaced							
	No Component	5%							
	Sheet Piles								
	Steel	5%			LIFE		* *		
	Corrosion, Extent : Light, Area Affected : 10% Location : Visible At Missing Fenders								
	Not Accessible	95%							
Backfill	Fill								
	Topsoil	15%	Now	\$32,300	2072		* *		
		Sinkhole, Extent : Severe, Area Affected : 100% Location : 18 To 24 Feet, 73 To 132 Feet, 150 To 190 Feet, And 216 To 276 Feet From The East							
	Not Accessible	85%							
Surface	Asphalt	15%	Now	\$16,500	2047		* *	5	\$900
		Erosion, Extent : Severe, Area Affected : 100% Location : Eastern 100 Feet And Isolated Locations Along Asset							
	Asphalt	25%			2035		* *	5	\$2,900
		Cracking, Extent : Light, Area Affected : 10% Location : Isolated Across Entire Asset							
	Asphalt	25%	Now	\$27,400	2047		* *	5	\$1,400
		Broken, Extent : Severe, Area Affected : 25% Location : Failed Behind Sheet Piles Due To Fill Loss At Isolated Locations Along Asset							
	Asphalt	5%	Now	\$5,500	2047		* *	5	\$300
	Settlement, Extent : Severe, Area Affected : 100% Location : 715 To 760 Feet From The East End								
	Concrete	30%			2035		* *	5	\$3,400
	Cracking, Extent : Light, Area Affected : 5% Location : Isolated Locations Across Entire Asset								
Fender									

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2**  
**Asset # : 1804**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Facing								
	Timber	35%	4+	\$99,200	2041	* *	3	\$13,800	
		Rotting/Splitting, Extent : Moderate, Area Affected : 25%							
		Location : Isolated Locations Across Fendering							
	Timber	35%	Now	\$165,300	2047	* *	3	\$13,800	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Primarily In The Western Half							
	No Component	5%							
	Not Accessible	25%							
Piles									
	Timber	5%	4+	\$10,000	2047	* *	4	\$1,200	
		Marine Borer Infestation, Extent : Moderate, Area Affected : 25%							
		Location : Tidal Zone							
	No Component	5%							
	Not Accessible	90%							

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD  
**Address** : FRESH KILLS, STATEN ISLAND NORTH SHORE E. OF EXPRESSWAY  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI3 / 4155 **Yr Built/Renovated** : 1948 /  
**Linear Ft** : 549 **Project Type** : SANITATION  
**Date of Survey** : 08-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2685 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$516,300	
<b>Total</b>	<b>\$516,300</b>	
Importance Code A	\$347,700	
Importance Code B	\$168,600	
<b>Total</b>	<b>\$516,300</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$86,800			\$4,700
<b>Total</b>	<b>\$86,800</b>			<b>\$4,700</b>
Importance Code B	\$47,400			\$4,700
Importance Code C	\$39,400			
<b>Total</b>	<b>\$86,800</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**

Bulkheads		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural	Coping/Curb Steel	20%	4+	\$17,500	LIFE		**			
		Corrosion, Extent : Severe, Area Affected : 50%								
		Location : Along Entire Length Of Asset								
		55%			LIFE		**			
	Steel	15%	Now	\$13,100	LIFE		**			
	Other Observation, Extent : Severe, Area Affected : 100%									
	Location : Eastern 80 Feet									
	Explanation : Displaced									
	Steel	10%	Now	\$8,800	LIFE		**			
	Other Observation, Extent : Severe, Area Affected : 100%									
	Location : Between 400 And 450 Feet From The East End									
	Explanation : Broken/ Displaced									
Sheet Piles	Steel	10%	Now	\$267,500	LIFE		**			
		Excess Deflection, Extent : Severe, Area Affected : 100%								
	Location : Eastern 80 Feet									
	Steel	10%	4+	\$80,200	LIFE		**			
	Corrosion, Extent : Moderate, Area Affected : 15%									
	Location : Tidal Zone									
	Not Accessible	80%								
		Other Observation, Extent : Light, Area Affected : 0%								
		Location :								
Explanation : Behind Fender System										
Backfill	Fill	Topsoil	30%	Now	\$35,500	2072		**		
			Sinkhole, Extent : Severe, Area Affected : 100%							
	Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep									
	Not Accessible	70%								
Surface	Asphalt	10%			2035		**	5	\$600	
	Concrete	60%			2035		**	5	\$3,800	
	Topsoil	30%	Now	\$9,700	2032	\$16,200		5	\$400	
	Sinkhole, Extent : Severe, Area Affected : 100%									
	Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep									
Fender	Facing	Timber	20%	Now	\$51,900	2047		**	3	\$4,300
			Broken, Extent : Severe, Area Affected : 100%							
	Location : Western 50 Feet And Isolated Along Asset									
	Timber	45%	2-4	\$116,700	2047		**	3	\$9,700	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%									
	Location : Isolated Locations Along Entire Asset									
	No Component	10%								
	Not Accessible	25%								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD**  
**Asset # : 4155**

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

Fender

Wales and Chocks

Not Accessible

100%

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024****Asset Name : HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD****Address : HAMILTON AVE AND GOWANUS BAY****Borough : BROOKLYN****Agency's Number : N/A****Program / Asset # : DOS0009.020 / 14947****Yr Built/Renovated :****Linear Ft : 680****Project Type : SANITATION****Date of Survey : 03-Dec-2020****Landmark Status : NONE****Areas Surveyed :****Block : 625****Lot : 2****BIN :****CAPITAL****Total**

Importance Code

**Total**

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Bulkheads	\$34,100	\$11,800		
<b>Total</b>	<b>\$34,100</b>	<b>\$11,800</b>		
Importance Code A	\$29,800			
Importance Code B	\$4,300	\$11,800		
Importance Code C				
<b>Total</b>	<b>\$34,100</b>	<b>\$11,800</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 BULKHEAD**  
**Asset # : 14947**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Timber	100%			LIFE	* *	5	\$400	
		Recent Repair Evident, Extent : N/A, Area Affected : 40%							
		Location : Split Curb Repaired With Tar On North And East Sides Of Slip							
	Sheet Piles Steel	3%	4+	\$29,800	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Southwest End Of Asset							
	Steel	7%			LIFE	* *			
	Not Accessible	90%							
	Pile Caps Concrete	100%			LIFE	* *	5	\$2,000	
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Previously Repaired Map Cracking On South Side Of Slip							
Backfill									
	Fill								
	Not Accessible	100%							
Fender									
	Buffer								
	Rubber	20%			2041	* *	4-5	\$4,100	
	No Component	80%							
	Facing								
	Timber	90%			2041	* *	3	\$24,000	
		Worn, Extent : Light, Area Affected : 20%							
		Location : Tidal Zone							
	No Component	10%							
	Piles								
	Steel	40%			2041	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along East Face Of Slip							
		Explanation : Exposed Steel H-piles							
	Not Accessible	60%							
	Wales and Chocks								
	Steel	25%			2041	* *	3-5	\$8,300	
		Corrosion, Extent : Moderate, Area Affected : 10%							
		Location : On Shackles And Tension Chains At The Fender Panels							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Along East Face Of Slip							
		Explanation : Wales Supporting Fender Panels							
	Timber	10%			2041	* *	4	\$5,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : At South And North Dolphins							
		Explanation : Supporting Fender Clusters							
	No Component	65%							

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



**DEPARTMENT OF SANITATION - 827**  
**HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD**  
**Asset # : 14947**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Pile Cluster								
	Timber	2%	4+	\$1,200	2037	* *	4		
		Broken, Extent : Light, Area Affected : 5%							
		Location : Loose Wire Rope Around Top Of Cluster At East Dolphin							
	Timber	8%			2033	\$4,800	4-10	\$1,500	
	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 93 RD ST TO NO END MARINE XFER STATION SUB 2 OF AT, SUB 1 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0062.000 / 13850 **Yr Built/Renovated** :  
**Linear Ft** : 438 **Project Type** : SANITATION  
**Date of Survey** : 22-Jan-2021 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1587 **Lot** : 27 **BIN** :

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Bulkheads	\$399,800	\$253,800
<b>Total</b>	<b>\$399,800</b>	<b>\$253,800</b>
Importance Code A	\$399,800	
Importance Code B		\$253,800
<b>Total</b>	<b>\$399,800</b>	<b>\$253,800</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Bulkheads	\$200	\$1,800		
<b>Total</b>	<b>\$200</b>	<b>\$1,800</b>		
Importance Code A				
Importance Code B	\$200	\$1,800		
<b>Total</b>	<b>\$200</b>	<b>\$1,800</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**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Relieving Platform Top	Concrete/Stone	30%			LIFE		* *		
		Erosion, Extent : Moderate, Area Affected : 5%							
		Location : Bottom 6 Inches Of Stone Fascia, Southern 130 Feet							
Concrete/Stone	Concrete/Stone	70%	4+	\$344,300	LIFE		* *		
		Missing Part, Extent : Severe, Area Affected : 2%							
		Location : Missing Masonry Panel At North End							
		Missing Block Seal, Extent : Moderate, Area Affected : 30%							
		Location : Across Tidal Zone							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Widespread Spalls And Delaminating Concrete Above The Masonry Panels, Northern 310 Feet							
Piles and Bracing									
	Not Accessible	100%							
Pile Caps									
Timber	Timber	10%	Now	\$55,500	LIFE		* *	4	\$300
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : Offshore Line Cap, Northern 310 Feet							
	Not Accessible	90%							
Backfill									
Fill									
	Not Accessible	100%							
Surface									
Asphalt Pavers	Asphalt Pavers	70%			2041		* *	5	\$3,500
		Settlement, Extent : Light, Area Affected : 15%							
		Location : Offshore 3 Feet, Intermittently In Northern 310 Feet							
Gravel	Gravel	15%			2045		* *	2-5	\$200
	Topsoil	15%			2030	\$6,500		5	\$300
Deck Elements									
Railing									
Steel	Steel	100%			2030	\$253,800			
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Isolated Areas							
Electrical									
Lighting Fixture									
Sodium	Sodium	100%			2026				
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 6 Light Fixtures							
		Explanation : Light Fixtures							

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA REVETMENT  
**Address** : 31ST AVE AND FLUSHING BAY GRAVITY WALL SO. TO ACCESS RAMP  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.QN1 / 1831 **Yr Built/Renovated** :  
**Linear Ft** : 550 **Project Type** : SANITATION  
**Date of Survey** : 24-Nov-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4377 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$292,000	
<b>Total</b>	<b>\$292,000</b>	
Importance Code C	\$292,000	
<b>Total</b>	<b>\$292,000</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$400	\$2,200		
<b>Total</b>	<b>\$400</b>	<b>\$2,200</b>		
Importance Code A				
Importance Code B	\$400	\$2,200		
Importance Code C				
<b>Total</b>	<b>\$400</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**  
**NORTH SHORE MARINE TRANSFER STA REVETMENT**  
**Asset # : 1831**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	35%			LIFE	* *	5	\$800	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Concrete Wall Supporting DSNY Parking Lot And Extending Under Roadway							
	No Component	65%							
Revetment									
	Stone	30%			LIFE	* *	5	\$1,000	
	Stone	70%	4+	\$292,000	LIFE	* *	5	\$2,300	
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : Insufficient Stone Along Length Of Shoreline North Of Marine Transfer Station							
		Access Bridge							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	60%			2041	* *	5	\$3,800	
		Recent Replace Evident, Extent : N/A, Area Affected : 75%							
		Location : At New DSNY Parking Lot And Roadway							
		Surface Wearing/Scaling, Extent : Light, Area Affected : 25%							
		Location : Parking Area North Of Roadway							
	Concrete	10%			2041	* *	5	\$600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Adjacent To New Asphalt Parking Lot							
	Topsoil	30%			2030	\$16,200	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : REVETMENT - QUEENS WEST 5 GARAGE  
**Address** : NEWTOWN CREEK 48-01 58 ROAD 47-01 48TH STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0064.000 / 14019 **Yr Built/Renovated** :  
**Linear Ft** : 418 **Project Type** : SANITATION  
**Date of Survey** : 23-Jun-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2600 **Lot** : 1 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
---------	---------	---------	---------	---------

Bulkheads

**Total**

Importance Code B

Importance Code C

**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**  
**REVTMENT - QUEENS WEST 5 GARAGE**  
**Asset # : 14019**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%			LIFE	* *	5	\$2,500	
		Missing Part, Extent : Light, Area Affected : 5%						
		Location : Light Coverage Southern 40 Feet						
		Other Observation, Extent : Light, Area Affected : 1%						
		Location : 155 Feet From 58th Road						
		Explanation : State Pollutant Discharge Elimination System Permit Outfall						
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2029	\$41,100	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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : REVETMENT - RIPRAP BULKHEAD  
**Address** : W 215TH ST TO SS W 218TH ST HARLEM RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0061.000 / 13795 **Yr Built/Renovated** :  
**Linear Ft** : 1,005 **Project Type** : SANITATION  
**Date of Survey** : 19-Jan-2021 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2196 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$76,200	
<b>Total</b>	<b>\$76,200</b>	
Importance Code C	\$76,200	
<b>Total</b>	<b>\$76,200</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$8,500	\$900	\$200	\$100
<b>Total</b>	<b>\$8,500</b>	<b>\$900</b>	<b>\$200</b>	<b>\$100</b>
Importance Code A				\$100
Importance Code B	\$8,500	\$900	\$200	
Importance Code C				
<b>Total</b>	<b>\$8,500</b>	<b>\$900</b>	<b>\$200</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**  
**REVTMENT - RIPRAP BULKHEAD**  
**Asset # : 13795**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb Concrete	30%			LIFE	* *	5	\$300	
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers							
	No Component	70%							
	Gravity Wall								
	Stone Gabion	25%			LIFE	* *	3	\$200	
	No Component	75%							
	Revetment								
	Stone	55%			LIFE	* *	5	\$3,300	
	Stone	10%	2-4	\$76,200	LIFE	* *	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Southern 100 Feet								
	Explanation : Inadequate Placement/ Protection								
	No Component	35%							
Sheet Piles	Steel	12%			LIFE	* *			
		Corrosion, Extent : Light, Area Affected : 30%							
		Location : Exposed Surface Of Sheeting							
	No Component	88%							
Backfill Fill	Topsoil	5%	Now	\$6,500	2072	* *			
		Erosion, Extent : Severe, Area Affected : 75%							
		Location : 30 Feet To 60 Feet From South End Of Asset Above Revetment							
	Not Accessible	95%							
Surface	Asphalt	10%	4+	\$1,400	2041	* *	5	\$600	
		Settlement, Extent : Moderate, Area Affected : 10%							
		Location : At Terminus Of 216th Street							
	Concrete	5%			2041	* *	5	\$600	
	Gravel	65%			2041	* *	2-5	\$2,000	
	Topsoil	20%			2030	\$19,700	5	\$900	
		Erosion, Extent : Light, Area Affected : 25%							
	Location : Section 60 Feet To 275 Feet From Southern End Of Asset								

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : REVETMENT AND BULKHEAD GOWANUS BAY  
**Address** : 19TH STREET TO 21ST STREET SOUTH OF HOME DEPOT  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN4 / 1824 **Yr Built/Renovated** :  
**Linear Ft** : 750 **Project Type** : SANITATION  
**Date of Survey** : 19-Jun-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 635 **Lot** : 13 **BIN** :

<b>CAPITAL</b>	<b>FY 2025 - 2028</b>	<b>FY 2029 - 2034</b>
Bulkheads	\$846,600	\$377,900
<b>Total</b>	<b>\$846,600</b>	<b>\$377,900</b>
Importance Code A	\$548,100	
Importance Code B	\$184,700	\$377,900
Importance Code C	\$113,800	
<b>Total</b>	<b>\$846,600</b>	<b>\$377,900</b>

<b>EXPENSE</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
Bulkheads	\$17,100			
<b>Total</b>	<b>\$17,100</b>			
Importance Code B	\$17,100			
Importance Code C				
<b>Total</b>	<b>\$17,100</b>			



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

**DEPARTMENT OF SANITATION - 827**  
**REVTMENT AND BULKHEAD GOWANUS BAY**  
**Asset # : 1824**

<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>
<b>Structural</b>									
	<b>Revetment</b>								
	Stone	35%			LIFE	**	5	\$1,600	
	Stone	20%	4+	\$113,800	LIFE	**	5	\$900	
	<i>Settlement, Extent : Light, Area Affected : 80%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Explanation : Light Coverage</i>								
	No Component	45%							
	<b>Sheet Piles</b>								
	Steel	15%	0-2	\$548,100	LIFE	**			
	<i>Corrosion, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Large Holes Visible Below Mean Low Water</i>								
	No Component	55%							
	Not Accessible	30%							
<b>Backfill</b>									
	<b>Fill</b>								
	Gravel	20%	Now	\$17,100	2046	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Above Revetment, Northern 150 Feet</i>								
	<i>Explanation : Fill Loss</i>								
	Not Accessible	80%							
	<b>Surface</b>								
	Concrete	35%	4+	\$117,600	2046	**	5	\$1,500	
	<i>Settlement, Extent : Light, Area Affected : 20%</i>								
	<i>Location : Adjacent To Revetment, Southern 270 Feet</i>								
	Concrete	45%			2034	\$377,900	5	\$3,900	
	Concrete	20%	2-4	\$67,200	2046	**	5	\$900	
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Explanation : Undermining</i>								

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

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF  
**Address** : BAY 41ST ST AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN3 / 1823 **Yr Built/Renovated** :  
**Linear Ft** : 800 **Project Type** : SANITATION  
**Date of Survey** : 19-Jan-2021 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6943 **Lot** : 30 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$78,000	\$437,000
<b>Total</b>	<b>\$78,000</b>	<b>\$437,000</b>
Importance Code A	\$78,000	
Importance Code B		\$437,000
<b>Total</b>	<b>\$78,000</b>	<b>\$437,000</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$91,500		\$8,200	\$1,000
<b>Total</b>	<b>\$91,500</b>		<b>\$8,200</b>	<b>\$1,000</b>
Importance Code B	\$91,500		\$8,200	\$1,000
Importance Code C				
<b>Total</b>	<b>\$91,500</b>		<b>\$8,200</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**  
**S.W. BROOKLYN DOS FACILITY CONCRETE WHARF**  
**Asset # : 1823**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Concrete	15%			LIFE	**	5	\$100	
	Timber	35%			LIFE	**	5	\$200	
	No Component	50%							
	Sheet Piles								
	Steel	20%	4+	\$78,000	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Splash Zone At West And East Ends Of Asset							
	Not Accessible	80%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	8%			2045	**	5	\$700	
		Settlement, Extent : Light, Area Affected : 2%							
		Location : One Location 183 Feet From East End, Adjacent To Light Pole							
	Concrete	72%			2045	**	5	\$6,600	
	Not Accessible	20%							
Fender									
	Buffer								
	Rubber	50%			2045	**	4-5	\$12,000	
	No Component	50%							
	Facing								
	Timber	10%	4+	\$37,800	2047	**	3	\$3,100	
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : 60 To 126 Feet From East End							
	Timber	50%			2045	**	3	\$15,700	
	No Component	40%							
	Piles								
	Steel	25%			2041	**	10		
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Sheet Piles Supporting Timber Facing							
	No Component	50%							
	Not Accessible	25%							
	Wales and Chocks								
	Steel	50%			2045	**	3-5	\$19,500	
	Timber	10%	0-2	\$40,300	2047	**	4	\$4,300	
		Rotting/Splitting, Extent : Severe, Area Affected : 50%							
		Location : 60 To 126 Feet From East End							
	No Component	40%							
Deck Elements									
	Railing								
	Steel	45%			2031	\$208,600			
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : West End Of Asset							
	No Component	55%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**S.W. BROOKLYN DOS FACILITY CONCRETE WHARF**  
**Asset # : 1823**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Parapet								
	Concrete	40%			2033	\$228,400			
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Offshore Face Of The East Parapet Wall							
	No Component	60%							
Electrical									
	Conduit								
	PVC	12%			2029				
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 130 To 220 Feet From East End							
		Explanation : Conduits							
	No Component	88%							
Lighting Fixture									
	LED	100%			2031				
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 6 Light Fixtures							
		Explanation : Other							

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

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

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : SALT LOT FACILITY BULKHEAD GOWANUS CANAL CONSERVANCY  
**Address** : 2 2ND AVENUE GOWANUS CANAL  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0075.000 / 15266 **Yr Built/Renovated** :  
**Linear Ft** : 700 **Project Type** : SANITATION  
**Date of Survey** : 09-Mar-2021 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 977 **Lot** : 3 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$3,558,700	\$68,700
<b>Total</b>	<b>\$3,558,700</b>	<b>\$68,700</b>
Importance Code A	\$3,432,100	
Importance Code B	\$126,600	\$68,700
<b>Total</b>	<b>\$3,558,700</b>	<b>\$68,700</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$34,900			
<b>Total</b>	<b>\$34,900</b>			
Importance Code A				
Importance Code B	\$34,900			
<b>Total</b>	<b>\$34,900</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**  
**SALT LOT FACILITY BULKHEAD GOWANUS CANAL CONSERVANCY**  
**Asset # : 15266**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Timber Crib w/Stone	80%	Now	\$3,091,000	LIFE	* *	4	\$16,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Entire Timber Crib Wall							
		Explanation : Collapsed							
	No Component	20%							
Sheet Piles									
	Steel	20%	2-4	\$341,000	LIFE	* *			
		Corrosion, Extent : Severe, Area Affected : 10%							
		Location : Corrosion Holes In Sheeting Across Low Water Elevation							
	No Component	80%							
Backfill									
	Fill								
	Topsoil	80%	Now	\$120,600	2072	* *			
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Along Entire Timber Crib Wall							
	Topsoil	4%	Now	\$6,000	2072	* *			
		Sinkhole, Extent : Moderate, Area Affected : 100%							
		Location : Fill Loss Due To Severely Corroded Sheet Piles, Western 140 Feet							
	Not Accessible	16%							
Surface									
	Topsoil	16%			2030	\$11,000	5	\$500	
	Topsoil	4%	Now	\$1,700	2032	\$2,800	5	\$100	
		Sinkhole, Extent : Moderate, Area Affected : 100%							
		Location : Fill Loss Due To Severely Corroded Sheet Piles, Western 140 Feet							
	Topsoil	80%	Now	\$33,000	2032	\$55,000	5	\$1,300	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Along Entire Timber Crib Wall							

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

Maintenance \$ are aggregated over a 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-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD  
**Address** : HUNTS POINT AVE. AND EAST RIVER  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BX1 / 1825 **Yr Built/Renovated** :  
**Linear Ft** : 682 **Project Type** : SANITATION  
**Date of Survey** : 25-Feb-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 301 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads	\$3,832,000	
<b>Total</b>	<b>\$3,832,000</b>	
Importance Code A	\$3,410,400	
Importance Code B	\$421,600	
<b>Total</b>	<b>\$3,832,000</b>	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$94,500			\$2,600
<b>Total</b>	<b>\$94,500</b>			<b>\$2,600</b>
Importance Code A				
Importance Code B	\$47,800			\$2,600
Importance Code C	\$46,700			
<b>Total</b>	<b>\$94,500</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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb Concrete	65%	Now	\$46,700	LIFE	**	5	\$400	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Eastern 450 Feet Of Asset							
		Missing Part, Extent : Severe, Area Affected : 50%							
		Location : Eastern 450 Feet Of Asset							
	Concrete	25%			LIFE	**	5	\$200	
	No Component	10%							
	Piles and Bracing Timber	5%	Now	\$87,800	2046	**	4	\$5,100	
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Below Concrete Cap							
		Rotting/Splitting, Extent : Severe, Area Affected : 20%							
		Location : Below Concrete Cap							
	Not Accessible	95%							
Sheet Piles	Steel	100%	Now	\$3,322,700	LIFE	**			1
		Broken, Extent : Severe, Area Affected : 20%							
		Location : Within Splash Zone For Full Length Of Asset							
		Corrosion, Extent : Severe, Area Affected : 100%							
		Location : Within Splash Zone For Full Length Of Asset							
		Excess Deflection, Extent : Severe, Area Affected : 20%							
		Location : At East End Of Asset							
	Sand	40%	Now	\$21,700	2061	**	5	\$300	
		Loss of Backfill, Extent : Severe, Area Affected : 50%							
		Location : Full Length Of Asset							
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Full Length Of Asset							
	Not Accessible	60%							
Backfill	Surface	25%			2046	**	10		
		10%	Now	\$62,700	2046	**			
	Sinkhole, Extent : Severe, Area Affected : 10%								
	Location : Isolated Locations Behind Sheeting At Western 200 Feet								
	Topsoil	65%	Now	\$26,100	2031	\$43,500	5	\$1,000	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Eastern 450 Feet							
		Settlement, Extent : Severe, Area Affected : 50%							
		Location : Eastern 450 Feet							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Eastern 450 Feet							
	Explanation : Sinkholes								

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

**DEPARTMENT OF SANITATION - 827**  
**SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD**  
**Asset # : 1825**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Wales and Chocks									
	Steel	50%	Now	\$187,000	2046	* *	3-5	\$12,800	
Broken, Extent : Severe, Area Affected : 100%									
Location : Full Length Of Asset									
Corrosion, Extent : Severe, Area Affected : 100%									
Location : Full Length Of Asset									
	Timber	50%	Now	\$172,000	2046	* *	4	\$18,500	
Missing Part, Extent : Severe, Area Affected : 80%									
Location : Full Length Of Asset									
Rotting/Splitting, Extent : Moderate, Area Affected : 100%									
Location : Full Length Of Asset									

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.  
**Address** : NEWTOWN CREEK WEST FROM N HENRY STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN2 / 1822 **Yr Built/Renovated** :  
**Linear Ft** : 450 **Project Type** : SANITATION  
**Date of Survey** : 23-Jun-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2525 **Lot** : 1 **BIN** :

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Bulkheads		\$581,900
<b>Total</b>		<b>\$581,900</b>
Importance Code B		\$581,900
<b>Total</b>		<b>\$581,900</b>

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$63,000			\$8,600
<b>Total</b>	<b>\$63,000</b>			<b>\$8,600</b>
Importance Code B	\$63,000			\$8,600
<b>Total</b>	<b>\$63,000</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**  
**STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.**  
**Asset # : 1822**

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	2%			LIFE		**		
				Corrosion, Extent : Light, Area Affected : 50%					
				Location : Top Of Wall, East Side					
				Displaced Elements, Extent : Light, Area Affected : 15%					
				Location : Sheet Pile Is Separating From Concrete Coping With Gap Up To 3 Inches Wide On East Side					
	Not Accessible	98%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	80%			2040	**	5	\$4,100	
				Cracking, Extent : Light, Area Affected : 5%					
				Location : Isolated Locations					
	Not Accessible	20%							
Fender									
	Buffer								
	Rubber	10%			2040	**	4-5	\$1,200	
	No Component	90%							
Facing									
	Timber	50%			2040	**	3	\$11,800	
	Timber	10%	2-4	\$21,300	2046	**	3	\$1,800	
				Rotting/Splitting, Extent : Moderate, Area Affected : 30%					
				Location : Eastern 60 Feet Of Asset					
	No Component	40%							
Wales and Chocks									
	Timber	40%			2040	**	4	\$9,800	
				Rotting/Splitting, Extent : Light, Area Affected : 50%					
				Location : Isolated On Upper Wale					
	Timber	10%	2-4	\$22,700	2046	**	4	\$2,400	
				Rotting/Splitting, Extent : Moderate, Area Affected : 100%					
				Location : Eastern 60 Feet Of Asset					
	Not Accessible	50%							
Deck Elements									
	Railing								
	Steel	90%			2029	\$234,600			
				Corrosion, Extent : Light, Area Affected : 40%					
				Location : Entire Railing					
				Missing Coating, Extent : Moderate, Area Affected : 85%					
				Location : Entire Railing					
	Steel	10%	Now	\$10,400	2029	\$26,100			
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : At East And West Ends Of Asset					
				Explanation : Impact Damage					

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

**DEPARTMENT OF SANITATION - 827**  
**STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.**  
**Asset # : 1822**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Parapet								
	Concrete	95%			2032	\$305,100			
		Surface Wearing/Scaling, Extent : Light, Area Affected : 100%							
		Location : Entire Parapet Wall							
	Concrete	5%	4+	\$3,200	2032	\$16,100			
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : At Areas With Railing Impact Damage And Isolated Locations							

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

Print Date : 22-Aug-2023

**DEPARTMENT OF SANITATION - FY 2024**

**Asset Name** : STONE REVETMENT AT NEW FULTON FISH MARKET  
**Address** : HUNTS POINT AVE. AND EAST RIVER BET SOUTH BRONX DOS/ DOC BARGE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BX2 / 1826 **Yr Built/Renovated** :  
**Linear Ft** : 740 **Project Type** : SANITATION  
**Date of Survey** : 25-Feb-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 306 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Bulkheads	\$11,600			
<b>Total</b>	<b>\$11,600</b>			
Importance Code B	\$3,800			
Importance Code C	\$7,800			
<b>Total</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**  
**STONE REVETMENT AT NEW FULTON FISH MARKET**  
**Asset # : 1826**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	10%	Now	\$7,800	LIFE	* *	5	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Vehicle Impact Damage At Isolated Locations							
	Concrete	90%			LIFE	* *	5	\$600	
	Revetment								
	Stone	100%			LIFE	* *	5	\$4,400	
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	90%			2040	* *	5	\$7,600	
	Topsoil	10%			2029	\$7,300	5	\$300	

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



## DEPARTMENT OF SANITATION - 827

## Project : SANITATION

CAPITAL		FY 2025 - 2028		FY 2029 - 2034
Miscellaneous Buildings		463,200		142,200
EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Miscellaneous Buildings	22,900	6,400	8,300	5,900

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	147,000	5,100
1850	FRESH KILLS I OFFICE 2	168	0	9,700
1851	FRESH KILLS I GUARD HOUSE	128	0	7,400
1852	FRESH KILLS I OFFICE 3	600	43,700	1,500
1853	FRESH KILLS II PUMP HOUSE	980	71,400	2,500
1854	FRESH KILLS II GENERATOR HOUSE	400	17,400	5,700
1855	FRESH KILLS II SCALE HOUSE	780	56,900	2,000
1856	FRESH KILLS II WALKWAY	3,690	269,000	9,400

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.