

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$6,230,400	\$1,933,100
Interior Architecture	\$9,801,700	\$351,400
Electrical	\$329,100	\$781,800
Mechanical	\$1,586,400	\$2,455,800
Site Enclosure	\$773,800	
Site Pavements	\$818,600	
<b>Total</b>	<b>\$19,540,100</b>	<b>\$5,522,000</b>
Importance Code A	\$6,336,100	\$2,350,000
Importance Code B	\$11,098,300	\$3,172,000
Importance Code C	\$2,105,700	
<b>Total</b>	<b>\$19,540,100</b>	<b>\$5,522,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$20,100			
Interior Architecture	\$1,300		\$2,300	\$2,300
Electrical	\$36,900	\$11,800	\$14,500	\$16,800
Mechanical	\$131,500	\$26,300	\$36,600	\$193,800
Site Enclosure	\$7,100			
<b>Total</b>	<b>\$196,800</b>	<b>\$38,100</b>	<b>\$53,400</b>	<b>\$212,900</b>
Importance Code A	\$45,200	\$5,700	\$5,700	\$6,000
Importance Code B	\$143,200	\$32,300	\$47,700	\$206,900
Importance Code C	\$8,400			
<b>Total</b>	<b>\$196,800</b>	<b>\$38,100</b>	<b>\$53,400</b>	<b>\$212,900</b>



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**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

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	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	\$3,500	
	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							

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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									

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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.*

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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	\$1,700	
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									

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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 \$71,500

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%

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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									

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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	\$4,600	
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									

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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							

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Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 21-Feb-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2871 **Lot** : 77 **BIN** : 2008640

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$670,200	
Interior Architecture	\$60,800	
Electrical		\$96,900
Mechanical	\$54,100	\$66,700
<b>Total</b>	<b>\$785,100</b>	<b>\$163,600</b>
Importance Code A	\$670,200	
Importance Code B	\$114,900	\$163,600
<b>Total</b>	<b>\$785,100</b>	<b>\$163,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$115,300			
Interior Architecture	\$144,100		\$1,600	\$1,200
Electrical	\$65,700	\$1,300	\$1,400	\$1,700
Mechanical	\$41,700	\$2,200	\$3,600	\$2,200
Site Pavements	\$5,000			
<b>Total</b>	<b>\$371,800</b>	<b>\$3,500</b>	<b>\$6,600</b>	<b>\$5,100</b>
Importance Code A	\$116,700	\$1,400	\$1,400	\$1,400
Importance Code B	\$198,600	\$2,100	\$3,600	\$3,700
Importance Code C	\$56,500		\$1,600	
<b>Total</b>	<b>\$371,800</b>	<b>\$3,500</b>	<b>\$6,600</b>	<b>\$5,100</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 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	\$1,700	
	Masonry: Brick	75%	Now	\$498,000	LIFE	**	5	\$20,600	1
		Diagonal Cracks, Extent : Severe, Area Affected : 30%							
		Location : Various Locations Throughout							
		Horizontal Cracks, Extent : Severe, Area Affected : 25%							
		Location : Various Locations 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 : Front Facade							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : At Door Openings							
	Metal Panel	5%			2055	**	5-10	\$9,500	
	Metal Coiling Doors	10%	Now	\$172,200	2055	**	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%	Now	\$26,500	2043	**	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	2057	**	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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF SANITATION - 827**  
**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	* *	5-10	\$22,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parapet Walls							
		Explanation : Covered With Metal Panel							
	Metal Panel	25%			2055	* *	5	\$4,200	
Roof									
	Modified Bitumen	100%			2040	* *	10	\$32,800	
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%			2044	* *	5	\$1,000	
	Vinyl Tile	25%	Now	\$42,300	2040	* *	3	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Worn/Eroded, Extent : Moderate, Area Affected : 60%							
		Location : Various Locations							
Interior Walls									
	Ceramic Tile	10%			2038	* *	5	\$3,300	
	Concrete Masonry Unit	80%	0-2	\$47,900	LIFE	* *	5	\$10,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
		Location : 1st Floor Near Room 104 Mens Bathroom							
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Womens Locker Room							
	Gypsum Board	10%			LIFE	* *	5-10	\$5,500	
Ceilings									
	AcousTileSusp.Lay-In	20%	2-4	\$3,400	2048	* *	5	\$2,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Office Areas Throughout 2nd Floor							
	Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$1,300	
	Gypsum Board	5%			LIFE	* *	5-10	\$3,600	
	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							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**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	

Site Enclosure

Fence/Gates

Chain Link

100%

2055

\*\*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2040

\*\*

On-Site Walkways

Cast in Place Concrete

90%

2048

\*\*

Steel Grating

10% Now

\$5,000

2055

\*\*

1

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

*Location : Right Side Of Building*

*Other Observation, Extent : Moderate, Area Affected : 25%*

*Location : Right Side Of Building*

*Explanation : Fire Escape*

Parking/Driveway

Asphalt

100%

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

Fused Disc Sw

100%

2035

\$3,700

5

\$100

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

*Location : Electrical Room*

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2035

\$31,800

5

\$400

Raceway

Conduit

90%

2035

\$3,900

1

Conduit

10%

2045

\*\*

1

Panelboards

Fused Disc Sw

10%

2034

\$1,000

5

Molded Case Bkrs

80%

2034

\$7,800

5

\$300

Molded Case Bkrs

10%

2043

\*\*

5

Wiring

Thermoplastic

90%

2035

\$7,900

1

Thermoplastic

10%

2045

\*\*

1

Motor Controllers

Locally Mounted

100%

2033

\$22,400

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

\*\*

5

\$400

Lighting

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**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	

## Lighting

Interior Lighting  
Fluorescent

35%

2030

\$33,800

10

\$4,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Offices, Locker Rooms And Hallways**Explanation : T-8 Lamps*

HID

60%

2030

\$96,900

10

\$300

LED

5%

2035

\$4,400

Egress Lighting

Exit, Service

100%

2030

\$4,600

1

Exterior Lighting

HID

10%

2030

\$6,400

10

LED

10%

2043

\* \*

No Component

80%

## Alarm

Security System  
Generic

100%

Now

\$25,600

2045

\* \*

1

\$4,700

*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

\$35,200

2045

\* \*

1-3

\$7,800

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations Are 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

Natural Gas

100%

2055

\* \*

1

Conversion Equipment

Steam Boiler

100%

2048

\* \*

1

\$13,800

*Other Observation, Extent : Moderate, Area Affected : 30%**Location : Boiler Room**Explanation : Recent Installation. New Boiler Accessories*

Terminal Devices

Convactor/Radiator

20%

0-2

\$1,100

2048

\* \*

1

\$800

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : First Floor. Shut Off Valve Is Leaking*

Fan Coil Unit/Heat

80%

0-2

\$54,100

2040

\* \*

1

\$3,200

*Not in Service, Extent : Moderate, Area Affected : 20%**Location : First Floor. 2 Units Are Not Working*

## Air Conditioning

Energy Source

Electricity

100%

2057

\* \*

1

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**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									
	Conversion Equipment								
	Window/Wall Unit	10%			2033	\$5,200	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,300	
	Exhaust Fans								
	Roof	100%			2035	\$26,500	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	* *	1		
	Water Heater With Tanks								
	Gas Fired	50%			2033	\$33,400	2		
	Gas Fired	50%			2033	\$33,400	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : 2 Units 100 Gallons And 200 Gallons Each								
	Sanitary Piping								
	Cast Iron	100%	0-2	\$34,400	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
	Location : First Floor. Water Backing Up During Heavy Rains								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2040	* *	4	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2055	* *	1-5	\$7,000	

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,702,900	\$1,036,100
Interior Architecture	\$751,500	\$181,800
Electrical	\$838,800	\$210,700
Mechanical	\$730,100	\$2,605,200
Site Enclosure	\$328,200	
Site Pavements	\$1,416,900	
<b>Total</b>	<b>\$5,768,300</b>	<b>\$4,033,800</b>
Importance Code A	\$2,003,500	\$1,112,300
Importance Code B	\$2,940,900	\$2,921,400
Importance Code C	\$823,900	
<b>Total</b>	<b>\$5,768,300</b>	<b>\$4,033,800</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,700			
Interior Architecture		\$17,600		\$2,400
Electrical	\$42,900	\$16,100	\$12,600	\$103,600
Mechanical	\$42,200	\$29,000	\$20,100	\$37,200
Site Enclosure	\$5,300			
Site Pavements	\$14,400			
<b>Total</b>	<b>\$124,600</b>	<b>\$62,700</b>	<b>\$32,700</b>	<b>\$143,200</b>
Importance Code A	\$21,400	\$4,100	\$4,100	\$4,300
Importance Code B	\$83,500	\$58,500	\$28,500	\$138,900
Importance Code C	\$19,700			
<b>Total</b>	<b>\$124,600</b>	<b>\$62,700</b>	<b>\$32,700</b>	<b>\$143,200</b>



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

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

**DEPARTMENT OF SANITATION - 827**  
**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							

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\*\* 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	**				
Glass: Single Pane	5%			LIFE	**	5	\$2,400		
SGFT/Glazed Masonry	40%			LIFE	**				
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	**				
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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**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		**	\$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		**	\$400	
Raceway								
Conduit	100%			2044		**	1	
Panelboards								
Fused Disc Sw	5%			2042		**	\$100	
Molded Case Bkrs	95%			2042		**	\$2,100	
Wiring								
Thermoplastic	100%			2044		**	1	
Motor Controllers								
Locally Mounted	10%			2032	\$10,100	5	\$100	
Motor Control Center	90%			2039		**	\$2,100	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$1,200	
Stand-by Power								
Transfer Switches								
Manual	100%			2044		**	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**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	\$51,500	

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%							

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**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	\$37,300	
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		

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**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	\$43,700	
Sprinkler									
	Generic	100%			2034	\$1,129,500	1-2	\$23,400	
Chemical System									
	Dry	100%			2027	\$11,900	1-3	\$54,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gasoline Refill Station							
		Explanation : 15 Square Feet							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Interior Architecture				
Electrical	\$12,700	\$200	\$200	\$200
<b>Total</b>	<b>\$12,700</b>	<b>\$200</b>	<b>\$200</b>	<b>\$200</b>
Importance Code B	\$12,700	\$200	\$200	\$200
<b>Total</b>	<b>\$12,700</b>	<b>\$200</b>	<b>\$200</b>	<b>\$200</b>



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 \*\* 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      \$21,800

*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.  
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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,698,700	
Interior Architecture	\$1,343,900	\$243,700
Electrical	\$474,300	\$59,300
Mechanical	\$130,400	\$996,200
Site Pavements	\$261,800	
<b>Total</b>	<b>\$3,909,100</b>	<b>\$1,299,200</b>
Importance Code A	\$1,698,700	
Importance Code B	\$1,948,600	\$1,299,200
Importance Code C	\$261,800	
<b>Total</b>	<b>\$3,909,100</b>	<b>\$1,299,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$94,300	\$29,400		
Interior Architecture	\$96,600	\$4,700		\$11,300
Electrical	\$3,900	\$3,300	\$3,300	\$26,100
Mechanical	\$82,200	\$10,100	\$24,400	\$95,400
Site Enclosure	\$17,500			
<b>Total</b>	<b>\$294,400</b>	<b>\$47,500</b>	<b>\$27,700</b>	<b>\$132,900</b>
Importance Code A	\$106,000	\$34,600	\$5,200	\$5,300
Importance Code B	\$96,300	\$11,700	\$22,500	\$127,600
Importance Code C	\$92,100	\$1,200		
<b>Total</b>	<b>\$294,400</b>	<b>\$47,500</b>	<b>\$27,700</b>	<b>\$132,900</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.

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**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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**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	\$6,100	
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	\$5,000	
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.  
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**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	\$12,900	
Gypsum Board	8%			LIFE	**	5	\$2,400	
Gypsum Board	2%			LIFE	**	5	\$600	
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	\$12,200	
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.  
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**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	**				
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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	
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Raceway

Conduit	100%			2044	**		1		
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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		
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Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE	**		5	\$900	
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Lighting

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**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	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Bronx 7 And Bronx 8 Offices</i>							
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Throughout The Building</i>							
		<i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i>							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							

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**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	\$32,600	
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	

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**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	\$30,500	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$16,400	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 21-Feb-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2864 **Lot** : 20 **BIN** : 2117800

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$35,900		\$400	
Interior Architecture	\$52,400			\$900
Electrical	\$13,800	\$200	\$200	\$300
Mechanical	\$1,100	\$300	\$500	\$200
Site Pavements	\$57,500			
<b>Total</b>	<b>\$160,800</b>	<b>\$500</b>	<b>\$1,100</b>	<b>\$1,500</b>
Importance Code A	\$36,100	\$100	\$500	\$100
Importance Code B	\$56,700	\$400	\$600	\$1,000
Importance Code C	\$68,000			\$400
<b>Total</b>	<b>\$160,800</b>	<b>\$500</b>	<b>\$1,100</b>	<b>\$1,500</b>



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**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%	0-2	\$11,800	LIFE	**	5	\$6,900	
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Facade Facing Parking Lot							
	Metal Panel	2%			2045	**	5-10	\$1,000	
	Pre-Cast Concrete	1%			LIFE	**	5	\$500	
Windows									
	Aluminum	100%			2043	**	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : All Facades							
		Explanation : Protective Metal Grilles							
Parapets									
	Concrete Masonry Unit	2%			LIFE	**	5-10		
	Metal Panel	3%			2055	**	5		
	No Component	95%							
Roof									
	Modified Bitumen	100%	Now	\$23,900	2035	\$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 : Rear Corner Area							
Soffits									
	Metal Panel	100%			2055	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	5%			2044	**	5	\$200	
	Vinyl Tile	90%	Now	\$28,600	2043	**	3	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
		Location : Corridors And Kitchen Area							
		Worn/Eroded, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
Interior Walls									
	Ceramic Tile	5%			2044	**	5	\$800	
	Glass: Single Pane	3%			LIFE	**	5	\$700	
	Gypsum Board	92%	Now	\$19,800	LIFE	**	5	\$8,700	
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : Entrance Lobby							

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**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
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$3,200	2048	* *	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								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Administrative Room								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	* *			
Retaining Walls								
Cast in Place Concrete	100%			2070	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$9,700	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Front At Cromwell Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	100%	Now	\$47,800	2044	* *			
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 : 5%								
Location : Parking Lot								

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%			2035	\$7,400	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Security Desk Area								
Explanation : No Available Nameplate Rating Capacity								
Raceway								
Conduit	100%			2035	\$15,800	1		
Panelboards								
Molded Case Bkrs	100%			2034	\$19,500	5	\$100	
Wiring								
Thermoplastic	100%			2035	\$20,600	1		

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

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	
Not Accessible	100%

## Lighting

Interior Lighting									
Fluorescent	100%			2030	\$43,800	10		\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-8 Lamps</i>									

Egress Lighting									
Exit, Service	100%			2030	\$1,100	1			
Exterior Lighting									
HID	10%			2030	\$1,200	10			
No Component	90%								

## Alarm

Security System									
Generic	100%	Now	\$4,800	2045	* *	1		\$900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Front Of The Building</i>									
<i>Explanation : CCTV Surveillance Cameras Are Not Functioning</i>									

Fire/Smoke Detection									
Generic, Analog	100%	Now	\$6,600	2045	* *	1-3		\$1,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : Fire Alarm System Is Not Functional</i>									

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

## Heating

Energy Source									
Natural Gas	100%			2055	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2048	* *	1		\$1,300	
Distribution									
Hot Wtr Piping/Pump	100%			2051	* *	4		\$200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : No.2 Hot Water Circulating Pumps</i>									
Terminal Devices									
Convactor/Radiator	100%			2048	* *	1		\$900	

## Air Conditioning

Energy Source									
Electricity	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**

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	10%			2040	* *	2		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,300	
	Exhaust Fans								
	Roof	100%			2040	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$16,700	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : 1 Unit 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2040	* *	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$719,700	
Interior Architecture	\$353,400	\$224,400
Electrical	\$142,600	
Mechanical	\$196,700	\$977,100
Site Enclosure	\$92,300	
<b>Total</b>	<b>\$1,504,900</b>	<b>\$1,201,500</b>
Importance Code A	\$719,700	\$276,600
Importance Code B	\$692,800	\$924,900
Importance Code C	\$92,300	
<b>Total</b>	<b>\$1,504,900</b>	<b>\$1,201,500</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$105,300	\$10,600	\$14,900	
Interior Architecture	\$207,900			\$600
Electrical	\$32,800	\$47,800		
Mechanical	\$45,300	\$43,900	\$4,500	\$4,300
Site Enclosure	\$6,500			
<b>Total</b>	<b>\$397,800</b>	<b>\$102,300</b>	<b>\$19,400</b>	<b>\$4,900</b>
Importance Code A	\$108,500	\$13,900	\$18,100	\$3,200
Importance Code B	\$211,200	\$88,400	\$1,300	\$1,600
Importance Code C	\$78,100			
<b>Total</b>	<b>\$397,800</b>	<b>\$102,300</b>	<b>\$19,400</b>	<b>\$4,900</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 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							
		Citrwt/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	\$133,900	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							

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\*\* 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	\$37,900	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								

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\*\* 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.  
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\*\* 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		2026	\$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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$192,600	\$6,070,300
Interior Architecture	\$2,116,600	\$295,600
Electrical	\$602,900	
Mechanical	\$1,417,500	\$1,927,500
Site Pavements	\$56,600	\$2,829,700
<b>Total</b>	<b>\$4,386,200</b>	<b>\$11,123,100</b>
Importance Code A	\$192,600	\$6,070,300
Importance Code B	\$4,137,000	\$2,084,200
Importance Code C	\$56,600	\$2,968,500
<b>Total</b>	<b>\$4,386,200</b>	<b>\$11,123,100</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$90,700	\$5,000		\$27,600
Interior Architecture	\$38,000			
Electrical	\$3,400	\$13,900	\$20,300	\$84,500
Mechanical	\$75,600	\$46,100	\$70,200	\$38,100
Site Pavements	\$41,700			
Elevators/Escalators	\$28,800	\$28,800	\$28,800	\$28,800
<b>Total</b>	<b>\$278,200</b>	<b>\$93,900</b>	<b>\$119,200</b>	<b>\$179,000</b>
Importance Code A	\$94,800	\$8,600	\$3,600	\$31,200
Importance Code B	\$141,800	\$85,300	\$115,700	\$147,900
Importance Code C	\$41,700			
<b>Total</b>	<b>\$278,200</b>	<b>\$93,900</b>	<b>\$119,200</b>	<b>\$179,000</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 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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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**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	

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\*\* 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 : N/A, 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	\$5,300	
	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		

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**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	\$5,300	
	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 : N/A, 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%							

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**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 : N/A, 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

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,415,400	\$1,312,700
Interior Architecture	\$959,400	\$555,900
Electrical	\$373,600	\$63,500
Mechanical	\$451,800	\$2,769,700
Site Pavements	\$66,100	\$1,550,800
<b>Total</b>	<b>\$3,266,300</b>	<b>\$6,252,700</b>
Importance Code A	\$1,415,400	\$1,312,700
Importance Code B	\$1,784,800	\$3,389,100
Importance Code C	\$66,100	\$1,550,800
<b>Total</b>	<b>\$3,266,300</b>	<b>\$6,252,700</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$11,400	\$64,500		
Interior Architecture	\$22,700			\$2,600
Electrical	\$16,300	\$37,300	\$4,300	\$4,700
Mechanical	\$110,200	\$31,100	\$14,700	\$9,300
Site Enclosure	\$9,800			
Site Pavements	\$29,700			
<b>Total</b>	<b>\$200,100</b>	<b>\$132,800</b>	<b>\$19,000</b>	<b>\$16,600</b>
Importance Code A	\$14,800	\$68,000	\$3,400	\$3,400
Importance Code B	\$162,300	\$64,800	\$15,600	\$13,200
Importance Code C	\$22,900			
<b>Total</b>	<b>\$200,100</b>	<b>\$132,800</b>	<b>\$19,000</b>	<b>\$16,600</b>



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Estimates are rounded to the nearest hundred dollars.

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

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**DEPARTMENT OF SANITATION - 827**  
**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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	\$397,900	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

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**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	\$228,700			
	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	\$1,322,100			
	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**

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**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.*

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*\*\* 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%			2026	\$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	\$36,100	
	Sprinkler								
	Generic	100%			2032	\$931,400	1-2	\$19,300	
	Chemical System								
	No Component	95%							
	Generic	5%			2027	\$2,400	1-3	\$11,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fuel Islands							
		Explanation : Two Unleaded Stations							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$10,300			
Interior Architecture	\$3,800			
Electrical				
Site Enclosure	\$7,400			
<b>Total</b>	<b>\$21,400</b>			
Importance Code A	\$10,300			
Importance Code B	\$3,800			
Importance Code C	\$7,400			
<b>Total</b>	<b>\$21,400</b>			



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

**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.  
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**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%							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$5,425,700	\$326,100
Interior Architecture	\$4,377,100	\$140,200
Electrical	\$596,200	\$162,400
Mechanical	\$1,439,900	\$1,772,600
Site Enclosure	\$58,500	
Site Pavements	\$73,400	
<b>Total</b>	<b>\$11,970,800</b>	<b>\$2,401,300</b>
Importance Code A	\$5,425,700	\$326,100
Importance Code B	\$4,466,500	\$2,075,200
Importance Code C	\$2,078,700	
<b>Total</b>	<b>\$11,970,800</b>	<b>\$2,401,300</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$41,700			\$1,100
Interior Architecture	\$39,900			\$2,500
Electrical	\$21,100	\$200	\$600	\$38,600
Mechanical	\$125,100	\$6,600	\$13,300	\$97,900
Site Enclosure	\$11,400			
Site Pavements	\$6,600			
<b>Total</b>	<b>\$245,800</b>	<b>\$6,700</b>	<b>\$13,900</b>	<b>\$140,000</b>
Importance Code A	\$55,400	\$3,300	\$3,300	\$4,500
Importance Code B	\$172,400	\$3,500	\$10,600	\$135,500
Importance Code C	\$17,900			
<b>Total</b>	<b>\$245,800</b>	<b>\$6,700</b>	<b>\$13,900</b>	<b>\$140,000</b>



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

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

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**DEPARTMENT OF SANITATION - 827**  
**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	\$4,500	
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	

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**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								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	* *			
	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		
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## Conversion Equipment

Hot Water Boiler	100%	Now	\$13,700	2039		* *	1	\$29,400	
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*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	
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*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	\$2,300	
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## Terminal Devices

Air Handler	40%	Now	\$194,100	2034	\$485,200		1	\$14,700	
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*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	
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*Corroded, Extent : Severe, Area Affected : 20%*

*Location : Various Locations*

Unit Heater - Hot Water	20%			2039		* *			
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Unit Heater - Hot Water	20%	4+	\$38,200	2044		* *			
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*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.*

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*\*\* 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	\$33,100	
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	\$33,300	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$222,100	
Interior Architecture	\$121,900	
Electrical	\$116,700	
Mechanical	\$54,300	
Site Pavements	\$468,400	
<b>Total</b>	<b>\$983,400</b>	
Importance Code A	\$222,100	
Importance Code B	\$237,500	
Importance Code C	\$523,800	
<b>Total</b>	<b>\$983,400</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$17,500			\$30,100
Interior Architecture	\$64,200	\$400		\$1,500
Electrical	\$30,200		\$100	\$11,000
Mechanical	\$12,500	\$800	\$1,300	\$2,800
Site Enclosure	\$8,000			
Site Pavements	\$2,900			
<b>Total</b>	<b>\$135,300</b>	<b>\$1,200</b>	<b>\$1,500</b>	<b>\$45,400</b>
Importance Code A	\$18,000	\$500	\$500	\$30,600
Importance Code B	\$64,500	\$700	\$1,000	\$14,800
Importance Code C	\$52,800			
<b>Total</b>	<b>\$135,300</b>	<b>\$1,200</b>	<b>\$1,500</b>	<b>\$45,400</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	\$3,200	
	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	**			
	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	\$100	
Site Enclosure									

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**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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	\$3,300	
	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%							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,909,000	\$163,700
Interior Architecture	\$1,589,300	\$161,400
Electrical		\$56,100
Mechanical	\$237,800	\$1,333,900
Site Pavements	\$66,000	
<b>Total</b>	<b>\$3,802,100</b>	<b>\$1,715,100</b>
Importance Code A	\$1,909,000	\$163,700
Importance Code B	\$1,463,800	\$1,551,400
Importance Code C	\$429,300	
<b>Total</b>	<b>\$3,802,100</b>	<b>\$1,715,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$34,800	\$3,000		
Interior Architecture	\$137,600			\$1,100
Electrical		\$300	\$400	\$1,000
Mechanical	\$7,100	\$39,100	\$8,700	\$49,800
Site Enclosure	\$25,700			
Site Pavements	\$49,400			
<b>Total</b>	<b>\$254,600</b>	<b>\$42,300</b>	<b>\$9,200</b>	<b>\$52,000</b>
Importance Code A	\$38,900	\$7,100	\$4,100	\$4,200
Importance Code B	\$155,800	\$35,200	\$5,000	\$47,700
Importance Code C	\$60,000			
<b>Total</b>	<b>\$254,600</b>	<b>\$42,300</b>	<b>\$9,200</b>	<b>\$52,000</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 16 GARAGE**  
**Asset # : 4198**

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	\$4,100	
	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								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$5,400	
	Exposed Struc: Steel	35%			LIFE	* *			
		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							

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\*\* 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 \$600

## 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

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**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  
 Interruptible Gas/Dual  
 Fuel

10% 2044 \* \* 1  
 90% 2044 \* \* 1

*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  
 Piping/Pmp  
 No Component

90% 2034 \$1,082,600 4 \$2,900  
 10%

Terminal Devices

Convactor/Radiator  
 Unit Heater - Steam

25% 2032 \$87,500 1 \$3,500  
 65% 2039 \* \* 4 \$3,900

*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  
 No Component

20% 2027 \$32,400 1  
 80%

Ventilation

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	\$24,400	
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	\$22,900	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$7,629,700	\$149,500
Interior Architecture	\$2,363,600	\$1,079,000
Electrical	\$157,400	\$1,768,700
Mechanical	\$388,300	\$2,851,100
Site Pavements	\$171,800	\$2,199,900
<b>Total</b>	<b>\$10,710,900</b>	<b>\$8,048,300</b>
Importance Code A	\$7,629,700	\$591,600
Importance Code B	\$2,563,400	\$5,168,000
Importance Code C	\$517,800	\$2,288,800
<b>Total</b>	<b>\$10,710,900</b>	<b>\$8,048,300</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$14,400			
Interior Architecture	\$92,000			\$6,700
Electrical	\$26,500	\$3,800	\$3,800	\$40,500
Mechanical	\$143,200	\$20,200	\$30,000	\$39,600
Site Enclosure	\$13,800			
Site Pavements	\$33,400			
<b>Total</b>	<b>\$323,300</b>	<b>\$24,000</b>	<b>\$33,900</b>	<b>\$86,900</b>
Importance Code A	\$30,300	\$8,500	\$8,500	\$8,500
Importance Code B	\$245,800	\$15,600	\$25,400	\$78,400
Importance Code C	\$47,300			
<b>Total</b>	<b>\$323,300</b>	<b>\$24,000</b>	<b>\$33,900</b>	<b>\$86,900</b>



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

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

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

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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								

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\*\* 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
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Over Garage Floor							
		Deflection Evident, Extent : Severe, Area Affected : 5%							
		Location : At Exhaust Hood Penetration And Ladder To Upper Roof, Garage 17 And 18							
		Expansion Joint Failure, Extent : Severe, Area Affected : 25%							
		Location : Over Garage Floor							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : 2nd Story Roofs							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%							
		Location : Garage 18							
		Split/Cracked, Extent : Severe, Area Affected : 20%							
		Location : Over Garage Floor							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Above Conduit Box At Garage 17, Garage Ceilings Throughout, Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Over Garage Floor							
	Skylight, Plastic	5%	Now	\$258,100	2036		* *	1	
		Glazing Broken/Cracked, Extent : Light, Area Affected : 5%							
		Location : Garage 18							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 17 To 18 Garage Stairwell							

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.

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\*\* 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	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Office, Locker Room And Corridors							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Exposed Struc: Steel	85%	Now	\$1,022,300	LIFE	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Throughout Garages							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Garages							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Garages							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : At Conduit Box In Garage 17 And Throughout							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$13,800	2041	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : 105th Street And Parking Lot							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$61,800	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Garage Entry 105th Street							
	Parking/Driveway								
	Asphalt	90%	Now	\$110,000	2034	\$2,199,900			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Parking Lot							
		Potholes, Extent : Moderate, Area Affected : 10%							
		Location : Parking Lot							
	Cast in Place Concrete	10%	Now	\$33,400	2036	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Parking Lot							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		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

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

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

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	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.*

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

*Location : Boiler Room*

*Explanation : 2 Dual Fuel Hot Water Boilers*

## Distribution

Hot Wtr Piping/Pump	15%			2039	* *	4	\$1,900	
No Component	85%							

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**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%							

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**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	\$89,500	
	Sprinkler							
	Generic	100%		2031	\$2,311,800	1-2	\$47,900	
	Chemical System							
	Dry	1%		2026	\$500	1-3	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Fuel Station						
		Explanation : 1 Set						
	No Component	99%						

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 21-Dec-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 803 **Lot** : 5 **BIN** : 3332515

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$408,400	\$1,420,500
Interior Architecture	\$766,100	\$598,000
Electrical		\$194,800
Mechanical	\$618,800	\$2,445,900
Site Pavements	\$165,000	
<b>Total</b>	<b>\$1,958,400</b>	<b>\$4,659,200</b>
Importance Code A	\$408,400	\$2,268,700
Importance Code B	\$1,492,800	\$2,390,500
Importance Code C	\$57,100	
<b>Total</b>	<b>\$1,958,400</b>	<b>\$4,659,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$107,100			
Interior Architecture	\$191,600			\$2,600
Electrical	\$21,500		\$500	\$1,200
Mechanical	\$114,700	\$40,400	\$44,100	\$22,100
Site Pavements	\$11,100			
<b>Total</b>	<b>\$446,000</b>	<b>\$40,400</b>	<b>\$44,600</b>	<b>\$25,900</b>
Importance Code A	\$149,500	\$4,000	\$4,000	\$4,000
Importance Code B	\$190,700	\$36,400	\$40,600	\$21,900
Importance Code C	\$105,800			
<b>Total</b>	<b>\$446,000</b>	<b>\$40,400</b>	<b>\$44,600</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.  
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**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+	\$259,100	LIFE	**	5	\$64,400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 15%								
Location : Building Corners And Throughout								
Metal Panel	5%	2-4	\$9,300	2045	**	5	\$13,400	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Coiling Doors	50%	Now	\$149,300	2040	**	5	\$111,900	
Deformed/Dented, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$44,800	2043	**	5	\$9,600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parapets								
Masonry: Brick	60%	2-4	\$28,200	LIFE	**	5	\$4,600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Parapet								
Metal Panel	10%			2045	**	5	\$2,900	
Metal Rail	30%			2040	**	5-10	\$41,200	
Roof								
Modified Bitumen	100%	Now	\$24,900	2035	\$1,244,300			
Blisters, Extent : Light, Area Affected : 10%								
Location : Roof								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$152,400	LIFE	**	5	\$200,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceramic Tile	3%	Now	\$4,000	2038	**	5	\$1,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bathroom And Locker Room								
Steel Grating	5%	Now	\$206,900	2055	**	1		
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vinyl Tile	17%	Now	\$168,300	2045	**	3	\$7,800	
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, 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.

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**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								
Interior Walls								
Ceramic Tile	3%	Now	\$8,000	2038	* *	5	\$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Shower Room								
Concrete Masonry Unit	50%	Now	\$45,600	LIFE	* *	5	\$9,900	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Throughout Garage Area								
SGFT/Glazed Masonry	47%	Now	\$41,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Shower Room								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$79,500	2033	\$397,300	5	\$12,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Exposed Struc: Steel	5%	Now	\$28,700	LIFE	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Boiler								
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Boiler								
Exposed Struc: Steel	65%			LIFE	* *	10	\$159,000	
Gypsum Board	8%	Now	\$16,700	LIFE	* *	5	\$12,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Locker Room Showers								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Locker Room Showers								
Metal Panel	2%	0-2	\$47,500	LIFE	* *	5	\$3,100	
Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
Location : Bathrooms								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$107,900	2048	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**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

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$11,100	2040		**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : All Driveway Aprons</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Side Drain</i>									

## Parking/Driveway

Cast in Place Concrete	100%	Now	\$57,100	2048		**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</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%				2035	\$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%				2035	\$63,500	5	\$400	
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## Raceway

Conduit	100%				2035	\$10,800	1		
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## Panelboards

Fused Disc Sw	5%				2034	\$1,900	5	\$100	
Molded Case Bkrs	95%				2034	\$37,000	5	\$2,300	

## Wiring

Thermoplastic	100%				2035	\$22,100	1		
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## Motor Controllers

Locally Mounted	60%	0-2	\$20,200	2033		\$67,300	5	\$200	
<i>Not Functioning, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Boiler Room</i>									

Motor Control Center	40%				2033	\$64,000	5	\$1,000	
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## Ground

## Grounding Devices

Generic	100%				LIFE		**	5	\$2,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : In Garage 10 Sprinkler Room</i>									
<i>Explanation : Under Insulation</i>									

## Lighting

## Interior Lighting

LED	100%				2043		**		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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

Egress Lighting									
Emergency, Battery	50%			2043		**	10	\$9,900	
Exit, LED	50%			2070		**	1		
Exterior Lighting									
LED	20%			2043		**			
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%			2045		**	1		

## Conversion Equipment

Hot Water Boiler	100%	Now	\$42,400	2033	\$848,200	1	\$36,400		
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>									
<i>Location : No.1 Boiler</i>									
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : 2 Units</i>									

## Distribution

Hot Wtr Piping/Pump	10%	Now	\$5,200	2034	\$17,500	4	\$400		
<i>Loose, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 3 Distribution Valves, Boiler Room</i>									
Hot Wtr Piping/Pump	90%			2034	\$157,100	4	\$5,400		

## Terminal Devices

Convactor/Radiator	20%			2033	\$130,500	1	\$5,300		
Unit Heater - Hot Water	80%	Now	\$18,900	2035	\$378,600				
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Garages</i>									

## Controls

Electrical	100%			2028	\$494,900				
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## Air Conditioning

Energy Source									
Electricity	100%			2043		**	1		

## Conversion Equipment

Exterior Pkg Unit - Cooling	10%			2043		**	2	\$500	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2 Units On Roof</i>									

Window/Wall Unit	10%			2030	\$30,200	1			
No Component	80%								

## Ventilation

Distribution									
Ductwork/Diffusers	100%			LIFE		**	2-5	\$72,200	

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**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
Ventilation									
	Exhaust Fans								
	Roof	80%	Now	\$123,900	2045	* *	2	\$1,600	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Roof	20%			2035	\$31,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	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 80 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2035	\$17,800	4	\$2,900	
	Fixtures								
	Generic	100%							
	Hot Water Storage Tank								
	Generic	100%	0-2	\$3,000	2035	\$30,100	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 500 Gallon Tank							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$41,200	
	Sprinkler								
	No Component	20%							
	Generic	80%			2035	\$883,100	1-2	\$18,300	
	Chemical System								
	Dry	100%			2033	\$39,800	1-3	\$181,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 7th Garage							
		Explanation : 2 Sets For Fuel Stations, Covering 50 Square Feet.							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,302,700	
Interior Architecture	\$930,500	\$266,200
Electrical		\$300,600
Mechanical	\$248,300	\$1,194,300
Site Pavements	\$122,700	\$64,800
<b>Total</b>	<b>\$2,604,200</b>	<b>\$1,825,900</b>
Importance Code A	\$1,313,700	\$22,000
Importance Code B	\$1,290,600	\$1,676,000
Importance Code C		\$127,900
<b>Total</b>	<b>\$2,604,200</b>	<b>\$1,825,900</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$31,200			
Interior Architecture	\$111,300	\$1,100		\$700
Electrical	\$17,600	\$28,300	\$600	\$600
Mechanical	\$102,800	\$58,300	\$7,300	\$4,900
Site Enclosure	\$23,100			
Site Pavements	\$6,500			
<b>Total</b>	<b>\$292,300</b>	<b>\$87,700</b>	<b>\$7,900</b>	<b>\$6,200</b>
Importance Code A	\$76,200	\$1,900	\$1,800	\$1,800
Importance Code B	\$143,900	\$85,800	\$6,200	\$4,400
Importance Code C	\$72,300			
<b>Total</b>	<b>\$292,300</b>	<b>\$87,700</b>	<b>\$7,900</b>	<b>\$6,200</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPARTMENT OF SANITATION - 827**  
**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.  
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**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	\$133,900		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	

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**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	\$63,100	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	**			

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**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 \$64,800  
*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%								
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## 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	
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*Abandoned in Place, Extent : Severe, Area Affected : 100%*

*Location : 4 Rooftop Package Units, Roof*

Furnace	20%			2032		\$22,000	1	\$3,600	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Garage*

*Explanation : 4 Gas Fired Modine Heaters*

Furnace	10%			2027		\$11,000	1	\$1,800	
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*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	
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*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	
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*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%*

*Location : Boiler Room And Garage*

No Component	70%								
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**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	\$18,900	
	Sprinkler								
	Generic	100%			2032	\$488,300	1-2	\$10,100	
	Chemical System								
	Dry	2%			2026	\$1,000	1-3	\$4,700	
		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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$43,700			
Interior Architecture	\$76,900			\$700
Electrical		\$100	\$400	\$70,700
Mechanical	\$97,000	\$16,800	\$5,100	\$30,000
Site Pavements	\$39,400			
<b>Total</b>	<b>\$257,000</b>	<b>\$16,900</b>	<b>\$5,500</b>	<b>\$101,400</b>
Importance Code A	\$86,300	\$1,300	\$1,300	\$1,300
Importance Code B	\$122,600	\$15,600	\$4,200	\$100,100
Importance Code C	\$48,100			
<b>Total</b>	<b>\$257,000</b>	<b>\$16,900</b>	<b>\$5,500</b>	<b>\$101,400</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	\$31,700	
	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								

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Estimates are rounded to the nearest hundred dollars.

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

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

**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	\$3,900	
	Exposed Struc: Steel	25%			LIFE	**			
			Paint Peeling, Extent : Light, Area Affected : 5%						
			Location : Garage						
	Plaster	5%			LIFE	**	5	\$1,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2054	**			
Site Pavements									

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**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		**			
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## 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	
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## Raceway

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

## Panelboards

Molded Case Bkrs	100%			2033		\$19,500	5	\$700	
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## 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	\$400	
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## 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		**			
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 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	\$12,900	
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>								

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Estimates are rounded to the nearest hundred dollars.

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

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**DEPARTMENT OF SANITATION - 827**  
**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	

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



Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,182,500	\$862,900
Interior Architecture	\$1,767,300	\$449,300
Electrical	\$310,700	\$349,200
Mechanical	\$183,300	
Site Pavements	\$2,442,000	
<b>Total</b>	<b>\$7,885,700</b>	<b>\$1,661,400</b>
Importance Code A	\$3,232,700	\$926,400
Importance Code B	\$1,388,700	\$735,000
Importance Code C	\$3,264,300	
<b>Total</b>	<b>\$7,885,700</b>	<b>\$1,661,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$89,200			
Interior Architecture		\$2,500		\$1,200
Electrical	\$86,100	\$300	\$700	\$46,900
Mechanical	\$111,000	\$6,300	\$8,500	\$44,100
Site Enclosure	\$34,500			
Site Pavements	\$900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$328,900</b>	<b>\$16,200</b>	<b>\$16,500</b>	<b>\$99,400</b>
Importance Code A	\$103,300	\$2,300	\$4,100	\$2,500
Importance Code B	\$190,300	\$14,000	\$12,300	\$97,000
Importance Code C	\$35,400			
<b>Total</b>	<b>\$328,900</b>	<b>\$16,200</b>	<b>\$16,500</b>	<b>\$99,400</b>



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

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

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

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

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**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								

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

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

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	\$4,100
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.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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.  
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**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	

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**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

\$3,700

## No Component

90%

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**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									

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**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									

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$823,300	
Interior Architecture	\$856,300	\$521,500
Electrical		\$229,200
Mechanical	\$134,200	\$745,600
Site Pavements	\$54,200	
<b>Total</b>	<b>\$1,868,000</b>	<b>\$1,496,400</b>
Importance Code A	\$881,300	
Importance Code B	\$760,000	\$1,055,800
Importance Code C	\$226,800	\$440,500
<b>Total</b>	<b>\$1,868,000</b>	<b>\$1,496,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,000	\$30,600		
Interior Architecture	\$49,200			\$900
Electrical	\$300	\$22,300		
Mechanical	\$138,400	\$24,500	\$6,600	\$3,700
Site Pavements	\$7,200			
<b>Total</b>	<b>\$235,100</b>	<b>\$77,300</b>	<b>\$6,600</b>	<b>\$4,600</b>
Importance Code A	\$40,100	\$32,100	\$1,500	\$1,500
Importance Code B	\$159,800	\$45,100	\$5,100	\$3,100
Importance Code C	\$35,200			
<b>Total</b>	<b>\$235,100</b>	<b>\$77,300</b>	<b>\$6,600</b>	<b>\$4,600</b>



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**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								

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**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%									
Location : Throughout									
	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									

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**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	\$440,500	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	\$29,000			
	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								

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**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

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**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		

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**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	2026	\$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	\$15,600	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,634,300	\$2,048,000
Interior Architecture	\$2,997,600	\$6,500,800
Electrical	\$420,800	\$6,095,400
Mechanical	\$4,977,300	\$12,018,500
Site Enclosure	\$63,000	
Site Pavements	\$771,200	\$1,133,900
<b>Total</b>	<b>\$13,864,200</b>	<b>\$27,796,600</b>
Importance Code A	\$4,634,300	\$2,479,700
Importance Code B	\$8,290,600	\$23,889,400
Importance Code C	\$939,300	\$1,427,500
<b>Total</b>	<b>\$13,864,200</b>	<b>\$27,796,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$85,600	\$18,500	
Interior Architecture	\$34,500		\$1,000,700	\$13,700
Electrical	\$110,600	\$80,200	\$74,600	\$78,900
Mechanical	\$163,300	\$73,200	\$170,300	\$115,900
Site Enclosure	\$15,800			
Site Pavements	\$43,500			
Elevators/Escalators	\$43,200	\$43,200	\$43,200	\$43,200
<b>Total</b>	<b>\$411,000</b>	<b>\$282,200</b>	<b>\$1,307,300</b>	<b>\$251,700</b>
Importance Code A		\$87,500	\$18,500	
Importance Code B	\$359,700	\$194,700	\$1,264,800	\$251,700
Importance Code C	\$51,300		\$24,000	
<b>Total</b>	<b>\$411,000</b>	<b>\$282,200</b>	<b>\$1,307,300</b>	<b>\$251,700</b>



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

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**DEPARTMENT OF SANITATION - 827**  
**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	\$182,100	10	\$21,000	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$24,000	
	Metal Panel	5%			2052	* *	5	\$4,900	

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**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	\$82,400	
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	\$3,026,200	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								

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**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	\$1,287,500	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									
Site Pavements									

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**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				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Perimeter Entire</i>									
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Perimeter Entire</i>									

## On-Site Walkways

Cast in Place Concrete	100%	0-2	\$10,600	2030	\$26,600				
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 58th Street Entrance</i>									

## Parking/Driveway

Asphalt	100%	0-2	\$32,900	2028	\$657,800				
<i>Potholes, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At 58th Street Lot And Receiving Area</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At 58th Street Lot And Receiving Area</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

Air Circuit Breaker	75%			2032	\$47,600	5		\$3,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Three Main Service Disconnect Switches Rated At 3000 Amperes Each.</i>									

Fused Disc Sw	25%			2042	**	5		\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Service Disconnect Switch Rated At 3000 Amperes.</i>									

## Transformers

Dry Type	100%			2030	\$26,100	5		\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 2000 Kilovolt Amperes 460 Volts Primary, 265 Volts Secondary</i>									

## 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			

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**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	\$99,500	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%			2026	\$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		

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**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		\$145,700	

*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			
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*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	\$431,700	5		\$43,600	
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*Other Observation, Extent : Light, Area Affected : 20%**Location : Throughout.**Explanation : Steam Traps Are Replacing*

## Distribution

Steam Piping/Pump	100%	0-2	\$287,200	2042	* *				
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*Corroded, Extent : Moderate, Area Affected : 10%**Location : Throughout*

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**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	\$20,200	
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 : N/A, 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%							

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**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							

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**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	\$384,000	
	Sprinkler								
	No Component	80%							
	Generic	20%			2032	\$1,983,600	1-2	\$41,100	
	Chemical System								
	Dry	100%			2026	\$47,700	1-3	\$236,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of The Building							
		Explanation : Refill Station							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$114,300			
Interior Architecture	\$63,400			
Electrical	\$1,700	\$2,400	\$1,700	\$2,500
Mechanical	\$30,700	\$7,400	\$16,400	\$7,200
Site Enclosure	\$45,300			
Site Pavements	\$15,200			
<b>Total</b>	<b>\$270,600</b>	<b>\$9,800</b>	<b>\$18,100</b>	<b>\$9,700</b>
Importance Code A	\$123,200	\$3,600	\$3,500	\$3,500
Importance Code B	\$59,100	\$6,200	\$14,700	\$6,200
Importance Code C	\$88,300			
<b>Total</b>	<b>\$270,600</b>	<b>\$9,800</b>	<b>\$18,100</b>	<b>\$9,700</b>



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**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							

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**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							

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**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	\$500	
	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									

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\*\* 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.  
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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$269,700	\$308,700
Interior Architecture		\$776,000
Mechanical		\$638,000
<b>Total</b>	<b>\$269,700</b>	<b>\$1,722,800</b>
Importance Code A	\$269,700	\$308,700
Importance Code B		\$1,414,100
<b>Total</b>	<b>\$269,700</b>	<b>\$1,722,800</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture			\$22,800	\$26,600
Interior Architecture	\$9,100			
Electrical	\$9,600	\$7,700	\$7,200	\$6,100
Mechanical	\$5,000	\$12,900	\$11,000	\$4,800
Site Enclosure				\$10,100
Site Pavements			\$46,700	
<b>Total</b>	<b>\$23,700</b>	<b>\$20,700</b>	<b>\$87,700</b>	<b>\$47,600</b>
Importance Code A		\$800	\$22,800	\$26,600
Importance Code B	\$23,700	\$19,800	\$18,300	\$10,900
Importance Code C			\$46,700	\$10,100
<b>Total</b>	<b>\$23,700</b>	<b>\$20,700</b>	<b>\$87,700</b>	<b>\$47,600</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**  
**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		

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\*\* 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					

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\*\* 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	\$11,500	
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	\$33,400	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	\$31,400	
	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.  
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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 31-May-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 504 **Lot** : 49 **BIN** : 5013317

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$452,000	\$259,400
Interior Architecture	\$220,300	
Electrical		\$74,400
Mechanical	\$67,900	\$319,000
<b>Total</b>	<b>\$740,200</b>	<b>\$652,800</b>
Importance Code A	\$452,000	\$323,200
Importance Code B	\$158,900	\$329,500
Importance Code C	\$129,300	
<b>Total</b>	<b>\$740,200</b>	<b>\$652,800</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$9,000		\$4,900	
Interior Architecture	\$45,400			\$100
Electrical	\$10,200		\$100	
Mechanical	\$9,800	\$1,600	\$1,500	\$1,800
Site Enclosure	\$18,900			
Site Pavements	\$37,800			
<b>Total</b>	<b>\$131,200</b>	<b>\$1,600</b>	<b>\$6,500</b>	<b>\$2,000</b>
Importance Code A	\$9,800	\$1,200	\$5,700	\$1,200
Importance Code B	\$60,600	\$400	\$800	\$800
Importance Code C	\$60,800			
<b>Total</b>	<b>\$131,200</b>	<b>\$1,600</b>	<b>\$6,500</b>	<b>\$2,000</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**  
**ENCUMBRANCE DEPOT GARAGE 70-A**  
**Asset # : 14780**

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,500	
	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								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Panel	10%			2055	* *	5-10	\$16,600	
	Metal Coiling Doors	5%			2033	\$125,900	5	\$3,800	
	Stucco Cement	10%			2033	\$133,500	5	\$6,000	
	Wood	10%	Now	\$51,000	2055	* *	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	2055	* *	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	Steel	30%	Now	\$66,000	2060	* *	5	\$5,600	
	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								
	Wood	50%	Now	\$58,800	2060	* *	5	\$7,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Garage Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
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	* *	5-10	\$1,700	
	Masonry: Brick	90%			LIFE	* *	5-10	\$3,600	
Roof									
	Asphalt Shingle	60%	Now	\$4,000	2038	* *			
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : At Dormer Locations								
	Modified Bitumen	40%			2040	* *	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%			2040	* *	5	\$1,300	
	Vinyl Tile	5%	Now	\$2,300	2035	\$23,400	3	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

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**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 : Gymnasium Room							
Ceilings									
	AcousTileSusp.Lay-In	5%			2040	**	5	\$900	
	Exposed Struc: Concrete	45%			LIFE	**	5-10	\$9,600	
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 1st Floor Ceiling							
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,700	
	Exposed Struc: Wood	40%	Now	\$91,100	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Gymnasium And Wood Shop							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
		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	2055	**			
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : South Side Of Rear Yard							
	Masonry: Brick	15%			2045	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2033				
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$3,000	2040	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Yard Area At Northeast Corner Of Building							

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

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

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 \$34,800 2038 \* \*

*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% 2055 \* \* 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% 2048 \* \* 5

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

*Location : 2nd Floor*

*Explanation : One Transformer Rated 30 Kilovolt Amperes, 240 Volt To 208/120 Volts*

## Raceway

## Conduit

50% 2035 \$2,200 1

## Conduit

50% 2055 \* \* 1

## Panelboards

## Fused Knife Sw

5% 2034 \$500 5

## Molded Case Bkrs

70% 2051 \* \* 5 \$200

## Molded Case Bkrs

25% 2034 \$2,400 5 \$100

## Wiring

## Braided Cloth

25% 2034 \$2,200 1

## Thermoplastic

75% 2055 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2033 \$22,400 5 \$100

## Ground

## Grounding Devices

## Generic

100% LIFE \* \* 5 \$400

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

*Location : 1st Floor Beside The Main Gate*

*Explanation : Water Main Pipe Is Grounded*

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**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%			2030	\$69,200	10	\$9,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	6%			2030	\$5,200	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2030	\$14,500	10		
	Incandescent	2%			2030	\$1,600	2		
	LED	2%			2040	* *			
Egress Lighting									
	Exit, Battery	100%			2035	\$14,100	10	\$800	
Exterior Lighting									
	HID	20%			2030	\$11,400	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	60%			2035	\$16,800	5	\$2,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Buried							
		Explanation : One 1,000 Gallon Tank							
	Natural Gas	40%			2045	* *	1		
Conversion Equipment									
	Furnace	10%			2030	\$3,800	1	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Above Supervisor Office And 1st Floor							
		Explanation : 2 Units Serves Supervisor Office And 1st Floor							
	Radiant Heater	30%			2043	* *	2	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : 2 Sets Gasoline Fired Units							
	Steam Boiler	60%			2033	\$63,800	1	\$7,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Old Unit							

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**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
Heating									
	Distribution								
	Steam Piping/Pump	60%			2035	\$58,700			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	40%							
Terminal Devices									
	Convactor/Radiator	50%			2033	\$49,900	1	\$2,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	10%			2030	\$6,900	4	\$200	
	No Component	40%							
Controls									
	Electrical	100%			2028	\$67,900			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : On Extended Life Time							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
Conversion Equipment									
	Split Unit	5%			2035	\$14,500			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Ceiling							
		Explanation : Serves Lavatory And Classroom							
	Window/Wall Unit	25%			2030	\$11,600	1		
	No Component	70%							
Distribution									
	Ductwork/Diffusers	5%			LIFE	* *	2	\$1,000	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,100	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2035	\$15,700	1		
	Galvanized Steel	90%			2033	\$140,300	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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**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
Plumbing									
	Water Heater With Tanks								
	Electric	60%			2030	\$41,600	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Two 50 Gallon Units, One 6 Gallon Unit							
	Gas Fired	40%			2033	\$20,000	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One 50 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%	Now	\$7,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Parking Lot							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2035	\$56,200	1-5	\$6,500	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 31-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$119,300	
Interior Architecture	\$59,200	\$140,400
Electrical		\$192,500
Mechanical	\$129,500	\$215,300
<b>Total</b>	<b>\$308,000</b>	<b>\$548,200</b>
Importance Code A	\$248,800	
Importance Code B	\$59,200	\$548,200
<b>Total</b>	<b>\$308,000</b>	<b>\$548,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$5,800		\$300	
Interior Architecture	\$56,400			\$400
Electrical	\$9,100		\$100	\$300
Mechanical	\$20,300	\$2,500	\$5,600	\$1,600
Site Enclosure	\$26,300			
Site Pavements	\$12,000			
<b>Total</b>	<b>\$129,800</b>	<b>\$2,500</b>	<b>\$6,000</b>	<b>\$2,300</b>
Importance Code A	\$5,800	\$1,000	\$1,300	\$1,000
Importance Code B	\$74,500	\$1,500	\$4,700	\$1,300
Importance Code C	\$49,500			
<b>Total</b>	<b>\$129,800</b>	<b>\$2,500</b>	<b>\$6,000</b>	<b>\$2,300</b>



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**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	\$5,100	
	Metal Panel	80%	0-2	\$65,500	2045	* *	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%	4+	\$3,200	2040	* *	5	\$7,100	
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : All Doors									
Explanation : Paint Peeling, Corrosion Near Perimeter Of Frames									
Windows									
	Aluminum	100%			2043	* *	5	\$600	
Roof									
	Metal Panel	95%			2048	* *	10	\$53,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Not Accessible									
	Skylight, Metal/Glass	5%			2055	* *	10	\$5,200	
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	* *	5	\$118,400	
	Vinyl Tile	10%	Now	\$4,100	2035	\$81,200	3	\$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Office And Storage Area									
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	* *	5	\$2,800	
	Gypsum Board	5%			LIFE	* *	5-10	\$2,000	
	Metal Panel	80%			LIFE	* *	10	\$8,500	
Ceilings									
	AcousTileSusp.Lay-In	2%	Now	\$2,000	2040	* *	5	\$300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%									
Location : Entrance									
	Exposed Struc: Steel	10%			LIFE	* *	10	\$6,000	
	Metal Panel	88%			LIFE	* *	5	\$66,200	

Site Enclosure

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**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									
Fence/Gates									
	Aluminum Rail	20%	Now	\$5,800	2040	* *	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	\$20,500	2045	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : East Yard Area							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : East Yard Area							
Retaining Walls									
	Cast in Place Concrete	100%			2055	* *			
		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	2038	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Adjacent To East Yard Area							
	Cast in Place Concrete	60%			2040	* *			
Parking/Driveway									
	Asphalt	50%			2038	* *			
	Asphalt	50%	0-2	\$9,300	2038	* *			
		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%			2045	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Garage Area									
Explanation : One 600 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2035	\$31,800	5	\$500	
Raceway									
	Conduit	100%			2035	\$4,300	1		
Panelboards									
	Fused Disc Sw	10%			2034	\$1,900	5		
	Molded Case Bkrs	90%			2034	\$17,500	5	\$500	

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**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
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2035	\$8,800	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$33,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$2,000	LIFE	* *	5	\$300	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Boiler Room							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2030	\$28,800	10	\$3,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Storage And Bathroom							
	HID	80%			2035	\$192,500	10	\$500	
	Egress Lighting								
	Emergency, Battery	50%			2030	\$17,100	10	\$2,500	
	Exit, Battery	50%			2030	\$11,700	10	\$700	
	Exterior Lighting								
	HID	50%			2030	\$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%			2045	* *	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	2055	* *	1	\$9,300	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room. Corroded Boiler Shell							
		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%			2043	* *	4	\$1,500	

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

**DEPARTMENT OF SANITATION - 827**  
**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
Heating									
	Terminal Devices								
	Convactor/Radiator	15%			2033	\$24,900	1	\$1,000	
	Unit Heater - Hot Water	85%			2035	\$102,400			
	Controls								
	Electrical	100%			2030	\$112,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	\$2,800	1		
	Conversion Equipment								
	Window/Wall Unit	5%			2028	\$3,800	1		
	No Component	95%							
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$19,700	2035	\$39,400	2	\$500	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,100	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	50%			2035	\$4,500	1	\$600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
	Generic	50%			2040	* *	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%			2045	* *	1-5	\$10,500	

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 31-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$629,700	\$52,400
Interior Architecture	\$328,200	
Electrical		\$350,900
Site Pavements	\$217,500	
<b>Total</b>	<b>\$1,175,400</b>	<b>\$403,300</b>
Importance Code A	\$629,700	\$105,400
Importance Code B	\$158,200	\$298,000
Importance Code C	\$387,500	
<b>Total</b>	<b>\$1,175,400</b>	<b>\$403,300</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$255,500			
Interior Architecture	\$81,600		\$1,200	
Electrical	\$12,600			\$200
Mechanical	\$700	\$700	\$700	\$700
<b>Total</b>	<b>\$350,500</b>	<b>\$700</b>	<b>\$2,000</b>	<b>\$800</b>
Importance Code A	\$257,400	\$700	\$700	\$700
Importance Code B	\$67,000		\$1,300	\$200
Importance Code C	\$26,000			
<b>Total</b>	<b>\$350,500</b>	<b>\$700</b>	<b>\$2,000</b>	<b>\$800</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**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								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : All Facades								
	Vertical Cracks, Extent : Moderate, Area Affected : 50%								
	Location : Corners Of Building								
	Metal Panel	20%	Now	\$47,000	2045	**	5	\$6,800	
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Corners And Base Of Wall								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Sect. OHD	10%			2040	**	5	\$5,700	
	Metal Sect. OHD	5%	Now	\$32,100	2055	**	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 On Structural Steel Columns								
Windows									
	Metal Louvers	75%	Now	\$15,200	2038	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Steel	25%	Now	\$34,300	2060	**	5	\$2,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 35%								
	Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**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									
	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%							
Roof									
	Built-Up (BUR)	50%	Now	\$186,700	2045	* *			
		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	2040	* *			
		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%			2030	\$52,400	10	\$4,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Skylight, Plastic	10%	4+	\$35,200	2040	* *	1		
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Asphalt Poured	30%			2048	* *	5	\$2,400	
	Cast in Place Concrete	70%	2-4	\$46,300	LIFE	* *	5	\$24,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout Storage Area							

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

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**DEPARTMENT OF SANITATION - 827**  
**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

## Interior Walls

Cast in Place Concrete	5%	Now	\$19,400	LIFE		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Concrete Columns In Shop Area</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Concrete Columns In Shop Area</i>									

Concrete Masonry Unit	30%			LIFE		**	5	\$6,300	
Masonry: Brick	35%	0-2	\$170,000	LIFE		**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									

Metal Panel	30%			LIFE		**	10	\$3,500	
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## Ceilings

Exposed Struc: Concrete	70%	Now	\$158,200	LIFE		**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Storage Area</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Shop Area</i>									

Exposed Struc: Steel	30%			LIFE		**	10	\$9,300	
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## Site Pavements

## Parking/Driveway

Cast in Place Concrete	100%	Now	\$217,500	2040		**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</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	50%	4+	\$100	2035	\$7,400	5			
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Electrical Room</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Garage 1</i>									
<i>Explanation : One 1,200 Ampere Main Switch</i>									

Molded Case Bkrs	50%	4+	\$1,100	2035	\$52,900	5		\$100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Electrical Room Garage 2</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Garage 2</i>									
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>									

Switchgear / Switchboard									
Molded Case Bkrs	100%			2035	\$105,800	5		\$300	

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**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
Under 600 Volts									
	Raceway								
	Conduit	100%			2035	\$25,100	1		
	Panelboards								
	Fused Disc Sw	10%			2034	\$3,900	5		
	Molded Case Bkrs	90%			2034	\$35,100	5	\$300	
	Wiring								
	Thermoplastic	100%			2035	\$28,000	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$70,000	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	15%			2030	\$28,800	10	\$1,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Storeroom And Bathroom							
	HID	80%			2030	\$122,100	10	\$300	
	HID	5%	Now	\$1,500	2045	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Shop							
	Egress Lighting								
	Emergency, Battery	20%	Now	\$4,300	2045	* *			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Emergency, Battery	30%			2030	\$6,500	10	\$1,000	
	Exit, Battery	30%			2030	\$5,500	10	\$300	
	Exit, Battery	20%	Now	\$2,200	2045	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 60%							
		Location : Throughout The Building							
	Exterior Lighting								
	HID	19%			2030	\$11,400	10		
	LED	1%			2043	* *			
	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%			2045	* *	5	\$4,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground Vault								
	Explanation : One 5,000 Gallon Tank								
	Conversion Equipment								
	Furnace	100%			2035	\$40,100	1	\$6,500	

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

Estimates are rounded to the nearest hundred dollars.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>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>
Air Conditioning								
	Energy Source							
	Electricity	100%		2043	* *	1		
	Conversion Equipment							
	Window/Wall Unit	10%		2030	\$4,900	1		
	No Component	90%						
Ventilation								
	Exhaust Fans							
	Roof	50%		2030	\$12,500	2	\$200	
	Wall Unit	50%		2030	\$2,800	2	\$200	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2045	* *	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 31-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$4,087,400	\$245,000
Interior Architecture	\$3,614,200	\$314,500
Electrical		\$568,400
Mechanical	\$382,600	\$1,954,100
Site Pavements	\$311,200	
<b>Total</b>	<b>\$8,395,500</b>	<b>\$3,081,900</b>
Importance Code A	\$4,087,400	\$308,500
Importance Code B	\$3,809,400	\$2,773,400
Importance Code C	\$498,600	
<b>Total</b>	<b>\$8,395,500</b>	<b>\$3,081,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$33,200		\$4,100	
Interior Architecture	\$47,500			\$1,000
Electrical	\$61,400		\$400	\$900
Mechanical	\$9,800	\$14,000	\$7,900	\$7,500
<b>Total</b>	<b>\$151,900</b>	<b>\$14,000</b>	<b>\$12,400</b>	<b>\$9,400</b>
Importance Code A	\$41,500	\$6,900	\$11,100	\$6,900
Importance Code B	\$102,400	\$7,100	\$1,300	\$2,500
Importance Code C	\$8,100			
<b>Total</b>	<b>\$151,900</b>	<b>\$14,000</b>	<b>\$12,400</b>	<b>\$9,400</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS 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								
	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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	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	2045	* *	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%			2033	\$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	2043	* *	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	\$1,780,000	2060	* *	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	\$126,800	2060	* *	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	70%	Now	\$94,800	LIFE	* *	5	\$27,900	
		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	2040	* *	5	\$1,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	10%							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**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									
IRMA/Protected Membrane	70%	Now	\$1,475,400	2045	* *				
	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 : 75% Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20% Location : Garage Area								
Metal Panel	10%	4+	\$13,000	2040	* *				
	Deteriorated Finish, Extent : Moderate, Area Affected : 35% Location : Throughout								
Roll Roofing	20%	Now	\$115,700	2037	* *	5	\$15,200		
	Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Explanation : Roll Roofing Install Over Boarded Up Skylights								
Interior									
Floors									
Cast in Place Concrete	85%	Now	\$751,900	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	2035	\$215,500	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								
Interior Walls									
Concrete Masonry Unit	75%	0-2	\$90,100	LIFE	* *	5	\$7,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 10% Location : Throughout								
Gypsum Board	10%			LIFE	* *	5-10	\$4,400		
Masonry: Brick	10%	Now	\$97,300	LIFE	* *				
	Vertical Cracks, Extent : Moderate, Area Affected : 35% Location : Roof Stair								
	Water Penetration, Extent : Moderate, Area Affected : 30% Location : Throughout								
Wood	5%			LIFE	* *	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.

**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

## Ceilings

AcousTileSusp.Lay-In      5%   Now      \$39,400      2040      \* \*      5      \$2,400

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

*Location : Mens Restroom*

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

*Location : Mezzanine Offices*

Exposed Struc: Concrete      90%   Now      \$2,553,400      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      \$56,900      LIFE      \* \*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Auto Repair Area*

## Site Pavements

## On-Site Walkways

Cast in Place Concrete      100%   Now      \$60,400      2040      \* \*

*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      \$250,800      2040      \* \*

*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*

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      2035      \$63,500      5      \$900

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

*Location : Electrical Room*

*Explanation : One 800 Ampere Main Disconnect 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**  
**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									
	Transformers								
	Dry Type	100%			2033	\$26,100	5	\$300	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 75 Kilovolt Ampere							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2035	\$63,500	5	\$1,800	
	Raceway								
	Conduit	100%			2035	\$36,000	1		
	Panelboards								
	Fused Disc Sw	10%			2034	\$4,800	5	\$200	
	Molded Case Bkrs	90%			2034	\$43,600	5	\$1,700	
	Wiring								
	Braided Cloth	50%	2-4	\$16,300	2060	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2035	\$16,300	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$17,800	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,100	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2030	\$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	2045	* *			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	HID	80%			2030	\$324,500	10	\$1,800	
	Egress Lighting								
	Emergency, Battery	50%			2030	\$57,400	10	\$8,500	
	Exit, Battery	50%			2030	\$48,500	10	\$2,400	
	Exterior Lighting								
	LED	20%			2043	* *			
	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**

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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%			2045	**	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%			2040	**	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%			2045	**			
	Terminal Devices								
	Convactor/Radiator	5%			2033	\$28,000	1	\$1,100	
	Unit Heater - Steam	95%			2035	\$369,400	4	\$9,100	
	Controls								
	Electrical	100%	0-2	\$190,200	2030	\$380,400			
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2030	\$25,900	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	80%	Now	\$106,200	2045	**	2	\$1,400	
		Broken, Extent : Moderate, Area Affected : 40%							
		Location : Roof							
	Wall Unit	20%	0-2	\$2,400	2035	\$5,900	2	\$300	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	\$873,500	1		
	Water Heater With Tanks								
	Oil Fired	100%			2028	\$86,200	1		
	HW Heat Exchanger								
	Steam Fired	100%			2035	\$330,900	4	\$10,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**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
Plumbing									
	Backflow Preventer								
	Generic	100%			2035	\$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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 31-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2685 **Lot** : 100 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		\$50,100
<b>Total</b>		<b>\$50,100</b>
Importance Code B		\$50,100
<b>Total</b>		<b>\$50,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$41,400		\$23,700	
Interior Architecture	\$28,600			
Electrical	\$2,800			\$100
Mechanical	\$46,800	\$200	\$400	\$200
Site Enclosure	\$14,700			
Site Pavements	\$17,700			
<b>Total</b>	<b>\$152,100</b>	<b>\$200</b>	<b>\$24,100</b>	<b>\$300</b>
Importance Code A	\$42,900	\$200	\$23,900	\$200
Importance Code B	\$70,100		\$200	\$100
Importance Code C	\$39,000			
<b>Total</b>	<b>\$152,100</b>	<b>\$200</b>	<b>\$24,100</b>	<b>\$300</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**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	\$2,800	
	Metal Panel	88%	Now	\$40,000	2055	**	5	\$23,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Perimeter At Foundation Wall									
Deformed/Dented, Extent : Moderate, Area Affected : 5%									
Location : Various Locations. All Facades									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Electrical Room									
	Metal Sect. OHD	10%			2048	**	5	\$4,400	
Windows									
	Metal Louvers	5%			2038	**	10	\$1,300	
	No Component	95%							
Roof									
	Metal Panel	100%			2048	**	10	\$20,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Not Accessible									
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$25,700	
Interior Walls									
	Concrete Masonry Unit	20%			LIFE	**	5	\$500	
	Metal Panel	80%	Now	\$6,300	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Base Of Walls									
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**	10	\$1,200	
	Fiber Board	90%	Now	\$8,000	2040	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Wash Area									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$14,700	2045	**			
Impact Damage, Extent : Moderate, Area Affected : 5%									
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%	Now	\$4,900	2040	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Side Of 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**  
**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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$12,800 2038 \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*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

30% 4+ \$400 2035 \$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 2035 \$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% 2035 \$5,100 5

Switchgear / Switchboard

Molded Case Bkrs

100% 2035 \$31,800 5 \$100

Raceway

Conduit

100% 2035 \$4,300 1

Panelboards

Fused Disc Sw

10% 2034 \$1,000 5

Molded Case Bkrs

90% 2034 \$8,800 5 \$100

Wiring

Thermoplastic

100% 2035 \$8,800 1

Motor Controllers

Locally Mounted

13% 4+ \$900 2033 \$1,500 5

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

*Location : Overhead Door Controller*

Locally Mounted

87% 2033 \$9,800 5

Ground

Grounding Devices

Generic

100% LIFE \* \* 5 \$100

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

*Location : First Floor*

Lighting

Interior Lighting

HID

100% 2035 \$50,100 10 \$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 II EQUIPMENT WASH BLDG.**

**Asset # : 2012**

<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	50%			2030	\$3,200	10	\$500	
Exit, Battery	50%			2030	\$2,200	10	\$100	
Exterior Lighting								
HID	20%			2030	\$4,000	10		
No Component	80%							

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

**Heating**

Energy Source								
Fuel Oil No 2	100%			2045	* *	5	\$1,300	
Conversion Equipment								
Furnace	100%			2035	\$13,200	1	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 3 Units</i>								

**Ventilation**

Distribution								
Ductwork/Diffusers	50%	2-4	\$46,500	LIFE	* *	2-5	\$1,200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Corroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : First Floor</i>								
No Component	50%							

Exhaust Fans								
Roof	70%			2030	\$5,700	2	\$100	
Wall Unit	30%	0-2	\$100	2035	\$500	2		
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								

**Plumbing**

H/C Water Piping								
Galvanized Steel	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.*

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,195,400	\$512,000
Interior Architecture	\$1,040,400	\$138,100
Electrical	\$873,200	\$1,084,000
Site Pavements	\$86,700	
<b>Total</b>	<b>\$3,195,700</b>	<b>\$1,734,000</b>
Importance Code A	\$1,195,400	\$734,200
Importance Code B	\$1,913,600	\$999,700
Importance Code C	\$86,700	
<b>Total</b>	<b>\$3,195,700</b>	<b>\$1,734,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$37,200			
Interior Architecture	\$147,900			\$500
Electrical	\$64,300	\$5,700	\$5,700	\$10,100
Site Enclosure	\$6,100			
Site Pavements	\$19,900			
<b>Total</b>	<b>\$275,500</b>	<b>\$5,700</b>	<b>\$5,700</b>	<b>\$10,600</b>
Importance Code A	\$37,200			\$800
Importance Code B	\$110,300	\$5,700	\$5,700	\$9,800
Importance Code C	\$128,000			
<b>Total</b>	<b>\$275,500</b>	<b>\$5,700</b>	<b>\$5,700</b>	<b>\$10,600</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  
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.

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\*\* 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								

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**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							

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**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							

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**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	
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*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	
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*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%							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 26-Sep-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2,3,Mez  
**Block** : 635 **Lot** : 13 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$327,500	\$108,400
Interior Architecture	\$489,900	\$3,446,500
Mechanical		\$1,236,600
<b>Total</b>	<b>\$817,400</b>	<b>\$4,791,500</b>
Importance Code A	\$327,500	\$108,400
Importance Code B	\$402,600	\$4,683,100
Importance Code C	\$87,400	
<b>Total</b>	<b>\$817,400</b>	<b>\$4,791,500</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$12,100		\$9,300	
Interior Architecture	\$62,600		\$10,300	\$4,400
Electrical	\$23,600	\$19,400	\$20,000	\$20,300
Mechanical	\$62,200	\$13,000	\$12,500	\$10,800
Site Enclosure	\$7,100			
<b>Total</b>	<b>\$167,700</b>	<b>\$32,400</b>	<b>\$52,200</b>	<b>\$35,500</b>
Importance Code A	\$14,800	\$1,900	\$11,700	\$1,900
Importance Code B	\$83,100	\$30,500	\$40,500	\$29,300
Importance Code C	\$69,700			\$4,400
<b>Total</b>	<b>\$167,700</b>	<b>\$32,400</b>	<b>\$52,200</b>	<b>\$35,500</b>



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**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%			2055	**	1		
	Metal Sect. OHD	5%			2048	**	5	\$18,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Overhead Door									
Explanation : Vinyl And Rubber Overhead Curtain Door									
	Pre-Cast Concrete	15%			LIFE	**	5	\$115,700	
	Window Wall	15%			2055	**	5	\$66,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Window Wall									
Explanation : Polycarbonate Panels									
Windows									
	Aluminum	75%			2051	**	5	\$24,300	
Window Guards, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Metal Louvers	25%			2044	**	10	\$50,500	
Roof									
	Metal Panel	100%			2048	**	10	\$269,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Roof Is Inaccessible, Seen From Afar									
Soffits									
	Metal Panel	100%			2055	**	5-10	\$31,300	
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%			2048	**	5	\$20,600	
	Poured Epoxy/Resin	35%			2033	\$3,159,000			
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**	10	\$87,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Painted Surface									
	Ceramic Tile	5%			2044	**	5	\$8,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$28,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Painted Surface									
	Metal Panel	33%			LIFE	**	10	\$25,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exposed Metal Panel And Structural Steel Members									
	Metal Coiling Doors	1%			2051	**	5	\$8,700	
	SGFT/Glazed Masonry	21%			LIFE	**	10	\$18,300	

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**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									
	Ceilings								
	Exposed Struc: Concrete	30%			LIFE	* *	5-10	\$60,900	
	Exposed Struc: Steel	35%			LIFE	* *	10	\$113,700	
	Metal Panel	35%			LIFE	* *	5	\$142,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	50%			2055	* *			
	Iron Picket	50%	4+	\$7,100	2070	* *			
	Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Hamilton Avenue								
	Free Standing Walls								
	Cast in Place Concrete	100%			2070	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2048	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2048	* *			
	Parking/Driveway								
	Asphalt	50%			2044	* *			
	Cast in Place Concrete	50%			2048	* *			
	Activity Yard								
	Not Accessible	100%							

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%			2061	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 3,200 Amperes Each.							
	Transformers								
	Dry Type	100%			2052	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Rated At 130 Kilovolt amperes, Two At 112.5 Kilovolt Amperes, One At 75 Kilovolt amperes, One At 45 Kilovolt amperes 480/ 208/120 Volts							
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2061	* *	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five Vertical Sections							
	Raceway								
	Conduit	100%			2055	* *	1		

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**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									
Panelboards									
	Molded Case Bkrs	100%			2051	**	5	\$2,900	
Wiring									
	Thermoplastic	100%			2055	**	1		
Motor Controllers									
	Locally Mounted	10%			2048	**	5	\$100	
	Motor Control Center	85%			2052	**	5	\$2,600	
	Variable Frequency Drive	5%			2048	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$3,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2048	**	1	\$33,900	
Generators									
	Diesel	100%			2044	**	1	\$42,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Exterior - Generator Enclosure								
	Explanation : Emergency Generator Rated At 795 Kilowatts								
Batteries									
	Lead/Acid	100%			2029	\$2,400	5	\$4,100	
Fuel Storage									
	Main Tank	100%			2063	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Exterior - Generator Enclosure								
	Explanation : Rated At Capacity: 1,500 Gallons								
Lighting									
Interior Lighting									
	Fluorescent	30%			2040	**	10	\$30,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Mechanical Rooms, Locker Rooms								
	HID	40%			2040	**	10	\$1,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage, Dumping Areas								
	Explanation : Metal Halide Lamps								
	LED	30%			2040	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices, Hallways, Electrical Room								
	Explanation : LED Lamps								
Egress Lighting									
	Emergency, Battery	50%			2040	**	10	\$13,300	
	Exit, Service	50%			2040	**	1		
Exterior Lighting									
	HID	5%			2040	**	10		
	LED	25%			2040	**			
	No Component	70%							

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**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

**Alarm**

Security System  
Generic

100% 2040 \* \* 1 \$41,200

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

*Location : Garage, Dumping Areas, Exterior Walls - Building Perimeter*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection  
Generic, Analog

100% 2040 \* \* 1-3 \$67,900

*Other Observation, Extent : N/A, 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

5% 2061 \* \* 1

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

*Location : Exits*

*Explanation : Electric Unit Heaters / Space Heaters*

Natural Gas  
No Component

35% 2061 \* \* 1  
60%

Conversion Equipment

Furnace 35% 2040 \* \* 1 \$19,100

Radiant Heater 5% 2040 \* \* 2 \$2,600

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

*Location : Exits*

*Explanation : Electric Unit Heaters / Space Heaters*

No Component

60%

Controls

Digital 100% 2030 \$1,236,600

**Air Conditioning**

Energy Source

Electricity 40% 2051 \* \* 1

No Component 60%

Conversion Equipment

Heat Pump Air Sourced 30% 2036 \* \* 2 \$2,000

*R-410a Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Offices, Mechanical Room*

Ext Pkg Unit -  
Heating/Cooling

10% 2040 \* \* 2 \$700

*R-410a Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Mezzanine On Top Of The Main Office*

No Component

60%

**Ventilation**

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**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
Ventilation									
Distribution									
	Ductwork Stainless Steel	5%	Now	\$37,300	LIFE	**			
		Bent, Extent : Light, Area Affected : 2% Location : 1st Floor Driveway							
	Ductwork Stainless Steel	95%			LIFE	**			
Exhaust Fans									
	Interior	100%			2040	**	2	\$3,400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2061	**	1		
Water Heater With Tanks									
	Electric	100%			2030	\$46,200	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 2 Units- 6kw 50 Gallons; 12 Kw 69 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2043	**	4	\$6,600	
Backflow Preventer									
	Generic	100%			2040	**	1	\$6,800	
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2030	\$31,600	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 315 Mbtu							
Hot Water Storage Tank									
	Generic	100%			2040	**	1		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 200 Gallons							
Fire Suppression									
Standpipe									
	Generic	100%			2061	**	1-5	\$55,600	
Sprinkler									
	Generic	100%			2061	**	1-2	\$30,900	
Fire Pump									
	Generic	100%			2048	**	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</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 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$8,500	\$72,200	\$100	
Interior Architecture	\$81,300			
Electrical	\$106,900	\$69,900	\$48,200	\$46,100
Mechanical	\$131,300	\$61,200	\$96,400	\$66,700
Site Pavements	\$1,200			
Elevators/Escalators	\$24,500	\$24,500	\$24,500	\$24,500
<b>Total</b>	<b>\$353,600</b>	<b>\$227,800</b>	<b>\$169,100</b>	<b>\$137,200</b>
Importance Code A	\$19,400	\$73,200	\$100	
Importance Code B	\$315,100	\$154,700	\$169,000	\$137,200
Importance Code C	\$19,200			
<b>Total</b>	<b>\$353,600</b>	<b>\$227,800</b>	<b>\$169,100</b>	<b>\$137,200</b>



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**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

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**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	**				

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**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	* *	
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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
Other Observation, Extent : N/A, Area Affected : 100%					
Location : Electrical Room					
Explanation : Main Service Disconnect Switch Rated At 3200 Amperes					

## 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
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## Raceway

Conduit	100%			2052	* *		1	
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## Panelboards

Molded Case Bkrs	100%			2048	* *		5	\$9,700
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## Wiring

Thermoplastic	100%			2052	* *		1	
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## Motor Controllers

Locally Mounted	40%			2045	* *		5	\$1,000
Motor Control Center	30%			2045	* *		5	\$3,000
Variable Frequency	30%			2045	* *			
Drive								

## Ground

## Grounding Devices

Generic	100%			LIFE	* *		5	\$5,400
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## Stand-by Power

## Transfer Switches

Automatic	100%			2045	* *		1	\$113,000
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**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									

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**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	**			

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**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	

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**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	\$14,600	
	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	\$185,200	
	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							

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**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	\$4,800	1-3	\$21,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Refill Stations							
		Explanation : 4 Sets							
	No Component	90%							

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,741,000	\$286,500
Interior Architecture	\$670,300	\$676,700
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>\$3,735,200</b>
Importance Code A	\$2,239,400	\$286,500
Importance Code B	\$1,563,700	\$3,265,600
Importance Code C	\$571,900	\$183,100
<b>Total</b>	<b>\$4,375,000</b>	<b>\$3,735,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$150,300	\$700		
Interior Architecture	\$65,300	\$13,500		\$1,500
Electrical	\$12,800	\$25,500	\$1,500	\$1,500
Mechanical	\$190,800	\$83,700	\$32,800	\$47,800
Site Pavements	\$26,400			
<b>Total</b>	<b>\$445,700</b>	<b>\$123,400</b>	<b>\$34,300</b>	<b>\$50,800</b>
Importance Code A	\$150,300	\$4,900	\$4,000	\$4,000
Importance Code B	\$268,900	\$118,500	\$30,400	\$46,900
Importance Code C	\$26,400			
<b>Total</b>	<b>\$445,700</b>	<b>\$123,400</b>	<b>\$34,300</b>	<b>\$50,800</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 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	\$102,000	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	\$183,100	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									

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Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**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.  
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**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 : N/A, 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					

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**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							
	Convector/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%			2026	\$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							

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\*\* 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	\$41,900	
Sprinkler									
	Generic	100%			2032	\$1,081,000	1-2	\$22,400	
Chemical System									
	Generic	100%			2026	\$47,800	1-3	\$242,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gas Refill Stations							
		Explanation : 4 Sets On Gas Refill Stations							

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$862,300	\$3,303,100
Interior Architecture	\$1,031,400	\$248,200
Electrical	\$199,800	\$363,900
Mechanical	\$755,600	\$2,893,000
Site Pavements	\$80,900	
<b>Total</b>	<b>\$2,930,000</b>	<b>\$6,808,200</b>
Importance Code A	\$862,300	\$4,022,800
Importance Code B	\$1,986,800	\$2,785,500
Importance Code C	\$80,900	
<b>Total</b>	<b>\$2,930,000</b>	<b>\$6,808,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$3,800	\$500		\$47,700
Interior Architecture	\$39,300	\$22,700	\$6,000	
Electrical	\$6,100	\$11,600	\$12,200	\$12,200
Mechanical	\$88,100	\$19,800	\$32,100	\$86,800
Site Enclosure		\$16,700		
<b>Total</b>	<b>\$137,200</b>	<b>\$71,200</b>	<b>\$50,300</b>	<b>\$146,800</b>
Importance Code A	\$13,500	\$4,800	\$6,300	\$52,200
Importance Code B	\$102,900	\$49,800	\$41,700	\$94,500
Importance Code C	\$20,800	\$16,700	\$2,300	
<b>Total</b>	<b>\$137,200</b>	<b>\$71,200</b>	<b>\$50,300</b>	<b>\$146,800</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 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.  
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\*\* 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	* *			
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	\$21,800	
SGFT/Glazed Masonry	25%			LIFE	* *			
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	* *			
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	* *			

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**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	\$1,600	
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	\$67,200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Hallways					
				Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns					

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**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									

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**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	\$36,500	
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$24,300	
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	\$55,000	
Sprinkler									
	Generic	100%			2034	\$1,472,200	1-2	\$30,500	
Fire Pump									
	Generic	100%			2037	**	1	\$20,400	

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**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									

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</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 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$186,400			\$14,400
Interior Architecture	\$95,600			
Electrical	\$29,100	\$23,100	\$16,800	\$24,200
Mechanical	\$148,200	\$126,400	\$134,400	\$178,800
Site Enclosure	\$18,200			
Site Pavements	\$37,100			
Elevators/Escalators	\$37,200	\$37,200	\$37,200	\$37,200
<b>Total</b>	<b>\$551,700</b>	<b>\$186,700</b>	<b>\$188,400</b>	<b>\$254,500</b>
Importance Code A	\$187,300			\$14,400
Importance Code B	\$329,900	\$186,700	\$188,400	\$240,100
Importance Code C	\$34,500			
<b>Total</b>	<b>\$551,700</b>	<b>\$186,700</b>	<b>\$188,400</b>	<b>\$254,500</b>



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**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									

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**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	

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**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

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**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		

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**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	\$15,500	
	Steam Piping/Pump	50%			2051	* *			

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*\*\* 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	\$18,600	
	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									

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**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 : N/A, 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%			2026		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 : N/A, 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	

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**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	\$23,900	1-3	\$118,400	
	Wet	50%			2029	\$23,900	1-3	\$139,300	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$5,637,400	\$292,300
Interior Architecture	\$1,328,100	\$450,400
Electrical	\$422,800	\$668,800
Mechanical	\$136,200	\$1,286,800
Site Enclosure	\$64,900	
Site Pavements	\$144,300	\$179,600
<b>Total</b>	<b>\$7,733,700</b>	<b>\$2,877,900</b>
Importance Code A	\$5,637,400	\$514,600
Importance Code B	\$1,711,100	\$2,183,800
Importance Code C	\$385,200	\$179,600
<b>Total</b>	<b>\$7,733,700</b>	<b>\$2,877,900</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$47,900	\$27,500	\$3,900	
Interior Architecture	\$44,800			\$1,200
Electrical	\$48,900	\$62,200		
Mechanical	\$46,300	\$14,600	\$7,500	\$8,500
Site Pavements	\$10,500			
<b>Total</b>	<b>\$198,400</b>	<b>\$104,300</b>	<b>\$11,500</b>	<b>\$9,700</b>
Importance Code A	\$53,500	\$33,900	\$9,600	\$5,600
Importance Code B	\$118,300	\$70,400	\$2,000	\$4,000
Importance Code C	\$26,600			
<b>Total</b>	<b>\$198,400</b>	<b>\$104,300</b>	<b>\$11,500</b>	<b>\$9,700</b>



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**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								

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**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

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**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	\$102,300	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	\$4,600	
	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%							

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**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	\$179,600			
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

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**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	\$46,300	5	\$1,200	

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**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
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2037	**	1	\$56,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%	Now	\$88,900	2032	\$444,500			
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Central Garage							
		Explanation : Low Steam Pressure To The New Section At The Central Garage.							
	Terminal Devices								
	Convactor/Radiator	20%			2030	\$90,800	1	\$3,700	
	Unit Heater - Steam	15%	Now	\$2,400	2027	\$47,300	4	\$800	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : 2nd Floor Locker Room							
	Unit Heater - Steam	10%			2037	**	4	\$500	
	No Component	55%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Split Unit	5%			2037	**			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 2nd Floor							
		Explanation : 2nd Floor Female Supervisor Locker Room							
	Window/Wall Unit	5%			2026	\$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%							
Ventilation									
	Exhaust Fans								
	Wall Unit	10%			2037	**	2	\$200	
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2042	**	1		
	Galvanized Steel	70%	Now	\$24,800	2030	\$496,000	1		
		Corroded, Extent : Moderate, 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**  
**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 : N/A, 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	\$29,700	

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,812,800	\$833,800
Interior Architecture	\$2,818,300	\$3,322,000
Electrical	\$131,800	\$440,400
Mechanical		\$253,600
<b>Total</b>	<b>\$4,762,800</b>	<b>\$4,849,800</b>
Importance Code A	\$1,812,800	\$833,800
Importance Code B	\$2,950,000	\$3,962,300
Importance Code C		\$53,700
<b>Total</b>	<b>\$4,762,800</b>	<b>\$4,849,800</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$30,100		
Interior Architecture	\$126,500			\$3,400
Electrical	\$10,900	\$15,600	\$10,100	\$10,900
Mechanical	\$33,500	\$54,000	\$49,200	\$27,200
Site Pavements	\$17,600			
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
<b>Total</b>	<b>\$210,000</b>	<b>\$121,300</b>	<b>\$80,900</b>	<b>\$63,100</b>
Importance Code A	\$10,100	\$40,700	\$10,100	\$10,100
Importance Code B	\$169,700	\$80,700	\$70,800	\$52,900
Importance Code C	\$30,200			
<b>Total</b>	<b>\$210,000</b>	<b>\$121,300</b>	<b>\$80,900</b>	<b>\$63,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$553,300	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.  
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\*\* 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	\$2,973,100	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.  
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\*\* 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	\$45,900			
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									

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**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.

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

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	\$26,100	

*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		
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## Conversion Equipment

Furnace	80%			2037	* *	1	\$81,200	
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*Other Observation, Extent : Severe, Area Affected : 80%*

*Location : Roof Level*

*Explanation : 14 Rooftop Package Units*

Hot Water Boiler	20%			2037	* *	1	\$20,300	
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*Other Observation, Extent : N/A, 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		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**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	\$103,500	
	Sprinkler								
	Generic	100%			2042	**	1-2	\$57,500	

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*\*\* 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.*

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA  
**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** : 28-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,2,3,Mez  
**Block** : 4346 **Lot** : 46 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$441,500	\$264,100
Interior Architecture	\$585,400	\$376,800
Mechanical		\$772,900
<b>Total</b>	<b>\$1,026,900</b>	<b>\$1,413,700</b>
Importance Code A	\$441,500	\$264,100
Importance Code B	\$470,100	\$1,086,800
Importance Code C	\$115,200	\$62,800
<b>Total</b>	<b>\$1,026,900</b>	<b>\$1,413,700</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$35,600			
Interior Architecture	\$96,400			\$11,800
Electrical	\$22,900	\$17,900	\$22,400	\$17,900
Mechanical	\$42,700	\$11,700	\$18,700	\$15,000
Site Enclosure			\$5,500	
<b>Total</b>	<b>\$197,700</b>	<b>\$29,600</b>	<b>\$46,600</b>	<b>\$44,800</b>
Importance Code A	\$37,500	\$800	\$1,800	\$800
Importance Code B	\$143,500	\$28,800	\$39,300	\$38,700
Importance Code C	\$16,700		\$5,500	\$5,200
<b>Total</b>	<b>\$197,700</b>	<b>\$29,600</b>	<b>\$46,600</b>	<b>\$44,800</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**  
**NORTH SHORE MARINE TRANSFER STA**  
**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									
	Cast in Place Concrete	30%			LIFE	* *	5	\$369,100	
	Metal, Corrugated	55%	Now	\$26,100	2055	* *	1		
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Operating Office								
	Explanation : Water Infiltration								
	Metal Sect. OHD	5%			2040	* *	5	\$19,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Rolling Canvas Doors								
	Window Wall	10%			2055	* *	5	\$46,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Polycarbonate And Steel Components								
Windows									
	Aluminum	60%			2051	* *	5	\$19,100	
	Metal Louvers	40%			2044	* *	10	\$79,500	
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%			2044	* *	10	\$19,100	
	Metal, Corrugated	40%			2055	* *	1		
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								
	Cast in Place Concrete	37%	Now	\$121,700	LIFE	* *	5	\$133,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Mezzanine And Pier Levels								
	Other Observation, Extent : N/A, 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%			2055	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Lidding Room And Mezzanine Above Lidding Area								
	Explanation : Metal Catwalk								

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**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA**  
**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									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**	10	\$52,400	
	Ceramic Tile	5%			2044	**	5	\$10,500	
	Concrete Masonry Unit	75%			LIFE	**	5	\$125,700	
	SGFT/Glazed Masonry	8%			LIFE	**	10	\$8,400	
	Steel Plate	2%	0-2	\$8,300	LIFE	**	5	\$2,500	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Loading Floor									
Explanation : Panels Loose									
Ceilings									
	Exposed Struc: Concrete	20%			LIFE	**	5-10	\$40,700	
	Exposed Struc: Steel	65%			LIFE	**	10	\$211,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mezzanine, Loading And Pier Level									
Explanation : Corrugated Metal Deck And Structural Steel									
	Gypsum Board	5%			LIFE	**	5-10	\$28,000	
	Metal Panel	10%	Now	\$26,300	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									
Site Enclosure									
Fence/Gates									
	Aluminum Rail	15%			2048	**	5-10	\$9,100	
	Exposed Struc: Steel	85%			LIFE	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2070	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	95%			2048	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Perimeter And Driveway									
Explanation : Pier Level At Building									
	Pavers/Stone	5%			2044	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2048	**			
Other Observation, Extent : N/A, 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

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

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**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA**  
**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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2055	* *	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 3,200 Amperes Each.									
Transformers									
	Dry Type	100%			2048	* *	5	\$400	
Other Observation, Extent : N/A, 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%			2055	* *	5	\$600	
Raceway									
	Conduit	100%			2055	* *	1		
Panelboards									
	Fused Disc Sw	70%			2051	* *	5	\$1,800	
	Molded Case Bkrs	30%			2051	* *	5	\$900	
Wiring									
	Thermoplastic	100%			2055	* *	1		
Motor Controllers									
	Locally Mounted	2%			2048	* *	5		
	Motor Control Center	98%			2048	* *	5	\$2,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,200	
Other Observation, Extent : N/A, 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	
Generators									
	Diesel	100%			2044	* *	1	\$42,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Left Side Of The Building									
Explanation : Emergency Generator Rated At 375 Kilowatts.									
Batteries									
	Lead/Acid	100%			2030	\$2,400	5	\$4,100	
Fuel Storage									
	Day Tank	100%			2051	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside Under Generator									
Explanation : 1,350 Gallons Rated Capacity									
Lighting									

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**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA**  
**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
Lighting									
	Interior Lighting								
	Fluorescent	10%			2040	* *	10	\$10,100	
	HID	60%			2040	* *	10	\$2,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garbage Dumping Areas								
	Explanation : High Intensity Discharge Lights.								
	LED	30%			2040	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices, Locker Rooms, Electrical And Mechanical Rooms								
	Explanation : LED Lights								
Egress Lighting									
	Emergency, Service	50%			2040	* *	1		
	Exit, Service	50%			2040	* *	1		
Exterior Lighting									
	LED	10%			2040	* *			
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2063	* *	5	\$1,500	
Alarm									
	Security System								
	Generic	100%			2040	* *	1	\$41,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Garbage Dumping Areas And Driveways								
	Explanation : Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$67,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Horns, 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								
	Electricity	5%			2055	* *	1		
	Natural Gas	20%			2055	* *	1		
	No Component	75%							

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**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA**  
**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									
	Conversion Equipment								
	Furnace	15%			2040	* *	1	\$8,200	
		Other Observation, Extent : N/A, 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%			2040	* *	2	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Loading Floor Mechanical Shop							
		Explanation : 6 Electrical Radiant Heaters							
	Radiant Heater	5%			2040	* *	2	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lidding Area							
		Explanation : 6 Gas Fire Units							
	No Component	75%							
Controls									
	Digital	100%			2033	\$772,900			
Air Conditioning									
	Energy Source								
	Electricity	25%			2057	* *	1		
	No Component	75%							
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%			2040	* *	1	\$7,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Of The Main Office							
		Explanation : R-410a Refrigerant							
	Exterior Pkg Unit - Cooling	5%			2040	* *	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Of The Main Office							
		Explanation : R-410a Refrigerant							
	Split Unit	5%			2040	* *			
		Other Observation, Extent : N/A, 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%			2040	* *	1	\$10,200	
	Fan Coil - 2 Pipe	5%			2040	* *	1	\$1,800	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2040	* *	2	\$15,400	
	No Component	80%							

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**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA**  
**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
Ventilation									
Distribution									
	Ductwork Stainless Steel	100%			LIFE	**			
Exhaust Fans									
	Interior	100%			2040	**	2	\$3,400	
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2055	**	1		
	Galvanized Steel	30%			2048	**	1		
Water Heater With Tanks									
	Electric	100%			2033	\$46,200	4		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room And Odor Control Room									
Explanation : One 52 Gallon Unit And One 66 Gallon Unit									
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%			2029	\$3,300	4	\$3,500	
Sewage Ejector(s)									
	Electric	100%			2040	**	4	\$4,400	
Backflow Preventer									
	Generic	100%			2040	**	1	\$6,800	
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	100%			2033	\$31,600	2		
Hot Water Storage Tank									
	Generic	100%			2040	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 500 Gallons									
Fire Suppression									
Standpipe									
	Generic	100%			2055	**	1-5	\$55,600	
Sprinkler									
	Generic	100%			2055	**	1-2	\$30,900	
Fire Pump									
	Generic	100%			2044	**	1	\$20,600	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$5,200			
Interior Architecture	\$14,500	\$700	\$8,800	
Electrical	\$45,000	\$8,400	\$98,400	\$8,900
Mechanical	\$10,400	\$7,600	\$13,600	\$8,000
Site Enclosure	\$6,500			
Site Pavements	\$42,000			
<b>Total</b>	<b>\$123,500</b>	<b>\$16,800</b>	<b>\$120,800</b>	<b>\$16,900</b>
Importance Code A	\$9,100	\$3,900	\$4,100	\$3,900
Importance Code B	\$83,000	\$12,900	\$116,700	\$13,000
Importance Code C	\$31,500			
<b>Total</b>	<b>\$123,500</b>	<b>\$16,800</b>	<b>\$120,800</b>	<b>\$16,900</b>



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

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

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	

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**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	* *			

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**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								

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**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	\$50,200	

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**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	\$800	
	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		

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**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	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,743,300	\$58,200
Interior Architecture	\$532,600	\$581,800
Electrical	\$1,077,100	\$354,000
Mechanical	\$593,900	\$582,000
Site Pavements	\$243,800	
<b>Total</b>	<b>\$4,190,600</b>	<b>\$1,576,000</b>
Importance Code A	\$1,986,900	\$58,200
Importance Code B	\$1,805,000	\$1,517,800
Importance Code C	\$398,700	
<b>Total</b>	<b>\$4,190,600</b>	<b>\$1,576,000</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$22,100	\$20,500		
Interior Architecture	\$36,500	\$3,800	\$10,900	\$3,400
Electrical	\$57,800	\$7,000	\$7,200	\$55,600
Mechanical	\$80,500	\$7,700	\$17,900	\$11,100
Site Enclosure	\$3,300			
Site Pavements	\$9,100			
<b>Total</b>	<b>\$209,400</b>	<b>\$39,100</b>	<b>\$35,900</b>	<b>\$70,100</b>
Importance Code A	\$48,200	\$25,500	\$5,000	\$5,100
Importance Code B	\$152,100	\$13,600	\$20,500	\$64,900
Importance Code C	\$9,100		\$10,500	
<b>Total</b>	<b>\$209,400</b>	<b>\$39,100</b>	<b>\$35,900</b>	<b>\$70,100</b>



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## 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	\$4,800	
	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	\$5,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Parapet Wall								
	Masonry: Brick Cavity	48%			LIFE	* *	5	\$4,800	
	Pre-Cast Concrete	2%			LIFE	* *	5	\$1,300	
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

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**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	\$1,100	
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	* *			
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	\$12,600	
Masonry: Brick	5%			LIFE	* *			
SGFT/Glazed Masonry	40%			LIFE	* *			

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## 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	**			
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	\$18,800	
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.

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**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									

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## 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		

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS 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	\$44,700	

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*\*\* 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	

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## DEPARTMENT OF SANITATION - 827

## QUEENS 11 GARAGE

Asset # : 4135

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

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$7,103,200	\$275,000
Interior Architecture	\$2,792,500	\$237,300
Electrical	\$197,400	\$954,300
Mechanical	\$448,300	\$54,600
Site Pavements	\$371,000	\$1,685,900
<b>Total</b>	<b>\$10,912,500</b>	<b>\$3,207,100</b>
Importance Code A	\$7,103,200	\$615,400
Importance Code B	\$2,385,800	\$905,800
Importance Code C	\$1,423,500	\$1,685,900
<b>Total</b>	<b>\$10,912,500</b>	<b>\$3,207,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$71,700	\$16,100		
Interior Architecture	\$22,800			\$2,600
Electrical	\$10,900	\$15,900		
Mechanical	\$60,400	\$77,900	\$16,700	\$6,100
<b>Total</b>	<b>\$165,800</b>	<b>\$109,900</b>	<b>\$16,700</b>	<b>\$8,700</b>
Importance Code A	\$77,200	\$17,300		
Importance Code B	\$69,400	\$92,700	\$16,700	\$8,700
Importance Code C	\$19,300			
<b>Total</b>	<b>\$165,800</b>	<b>\$109,900</b>	<b>\$16,700</b>	<b>\$8,700</b>



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**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							

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**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	\$39,300			
		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	

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**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							

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**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									

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**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	70%	Now	\$84,300	2035	\$1,685,900			
<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	

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**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		

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**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	\$54,600	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	\$2,600	
		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									

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**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%			2026	\$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	\$23,400	
	Sprinkler								
	No Component	90%							
	Generic	10%			2052	* *	1-2	\$2,600	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 03-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 15980 **Lot** : 100 **BIN** : 4616024

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$528,400	\$328,800
Interior Architecture	\$353,000	
Electrical	\$132,300	\$948,100
Mechanical	\$64,200	\$575,300
Site Pavements	\$133,900	
<b>Total</b>	<b>\$1,211,800</b>	<b>\$1,852,200</b>
Importance Code A	\$592,600	\$328,800
Importance Code B	\$332,600	\$1,523,300
Importance Code C	\$286,600	
<b>Total</b>	<b>\$1,211,800</b>	<b>\$1,852,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$181,900		\$36,000	
Interior Architecture	\$105,500			\$20,700
Electrical	\$6,500	\$6,700	\$7,700	\$8,100
Mechanical	\$67,000	\$10,000	\$19,700	\$11,500
Site Enclosure	\$21,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$390,100</b>	<b>\$23,900</b>	<b>\$70,500</b>	<b>\$47,400</b>
Importance Code A	\$216,600	\$2,300	\$40,600	\$2,300
Importance Code B	\$92,400	\$21,600	\$29,900	\$35,200
Importance Code C	\$81,000			\$9,900
<b>Total</b>	<b>\$390,100</b>	<b>\$23,900</b>	<b>\$70,500</b>	<b>\$47,400</b>



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**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	\$36,300	
	Metal Panel	10%			2055	**	5-10	\$66,500	
	Metal Sect. OHD	15%	4+	\$25,700	2040	**	5	\$22,700	
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Pre-Cast Concrete	65%			LIFE	**	5	\$408,600	
	Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location : All Building Facades								
Windows									
	Aluminum	95%			2051	**	5	\$4,200	
	Metal Louvers	5%	4+	\$1,200	2044	**			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout Exterior								
	Explanation : Dusty And Grimey								
Parapets									
	Concrete Masonry Unit	35%			LIFE	**	5-10	\$42,000	
	Metal Rail	15%			2048	**	5-10	\$59,300	
	Pre-Cast Concrete	15%	Now	\$13,000	LIFE	**	5	\$20,600	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Under, In Between Coping Stone, Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Building								
	Explanation : Coping Stone								
	Pre-Cast Concrete	35%			LIFE	**	5	\$96,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior Face Of Parapet								
	Explanation : Precast Concrete Panels								
Roof									
	Modified Bitumen	70%	Now	\$112,900	2040	**			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Main Roof								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%								
	Location : Bulkhead								
	Other Observation, Extent : Severe, Area Affected : 2%								
	Location : Asphaltic Joint Curb At Roof								
	Explanation : Holes, Worn Out								
	Single Ply Membrane	15%			2040	**	10	\$22,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Salt Shed								
	Explanation : This Is Fabric Tent Structure								
	Skylight, Plastic	13%	Now	\$211,100	2048	**	1		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Various Locations Throughout Main Roof								
	Sloped Glazing	2%			LIFE	**	5	\$80,600	

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**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									
	Soffits								
	Metal Panel	100%			2055	**	5-10	\$76,700	
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$47,300	
	Ceramic Tile	20%			2044	**	5	\$21,600	
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : Hallways, First Floor								
	Explanation : Dirt And Grime								
	Sheet Vinyl/Rubber	10%			2040	**	5	\$16,200	
	Traffic Topping	60%	Now	\$60,400	2040	**	5	\$40,500	
	Ponding, Extent : Severe, Area Affected : 5%								
	Location : Water Drainage Clogging At North East Corner Of Garage								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage Area								
	Explanation : Generally Good Condition								
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**	10	\$98,500	
	Ceramic Tile	10%			2044	**	5	\$19,700	
	Concrete Masonry Unit	15%	4+	\$54,300	LIFE	**	5	\$11,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Lounge Room On First And Second Floors And Lobby Corridor								
	Glass: Single Pane	2%			LIFE	**	5	\$5,900	
	Glazed Ceramic Panel	5%			LIFE	**	10	\$8,900	
	SGFT/Glazed Masonry	48%			LIFE	**	10	\$47,300	
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$4,900	2048	**	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	**	5-10	\$6,200	
	Exposed Struc: Steel	70%			LIFE	**	10	\$139,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout And Garage Area								
	Explanation : Long Span Trusses And Metal Deck, Fire Proofing Materials At Steel Beams.								
	Metal Panel	10%			LIFE	**	5	\$25,000	
Site Enclosure									

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**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 Enclosure								
Fence/Gates								
Chain Link	5%	Now	\$2,400	2055		* *		
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	2070		* *		
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%			2070		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Salt Shed								
Explanation : Cast Concrete								
Retaining Walls								
Cast in Place Concrete	100%			2070		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Salt Shed								
Explanation : Exterior Walls								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2048		* *		
Cast in Place Concrete	10%			2048		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Front Entrance And Walkways Facing Water								
Explanation : Stamped Concrete For Decorative Pattern								
Parking/Driveway								
Asphalt	100%	2-4	\$133,900	2044		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout, Perimeter Of Building								
Sinking/Subsiding, Extent : Light, Area Affected : 2%								
Location : Parking Area								
Activity Yard								
Cast in Place Concrete	100%			2048		* *		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of Property								
Explanation : This Is A Fabric Tent Structure As Salt Shed.								

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	

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**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
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2045	* *	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Service Disconnect Switches Rated At 2,500 Amperes And 2,000 Amperes.									
Transformers									
	Dry Type	50%			2040	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Kilovolt Amperes, Two 30 Kilovolt Amperes, 480/277/208 Volts									
	Liquid Filled	50%			2040	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside									
Explanation : No Available Nameplate Ratings									
Switchgear / Switchboard									
	Air Circuit Breaker	10%			2045	* *	5		
	Fused Disc Sw	80%			2045	* *	5	\$200	
	Molded Case Bkrs	10%			2045	* *	5	\$200	
Raceway									
	Conduit	100%			2045	* *	1		
Panelboards									
	Fused Disc Sw	10%			2043	* *	5	\$200	
	Molded Case Bkrs	90%			2043	* *	5	\$1,700	
Wiring									
	Thermoplastic	100%			2045	* *	1		
Motor Controllers									
	Locally Mounted	10%			2040	* *	5		
	Motor Control Center	90%			2040	* *	5	\$1,800	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,100	
Stand-by Power									
Transfer Switches									
	Manual	100%			2045	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	35%			2035	\$174,700	10	\$23,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Offices, Locker Rooms, Toilets									
Explanation : T-8 Lamps									
	Fluorescent	5%			2035	\$25,000	10	\$3,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways									
Explanation : Compact Fluorescent Lights									
	HID	60%			2035	\$500,800	10	\$1,400	

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**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									
	Egress Lighting								
	Emergency, Service	30%			2035	\$13,000	1		
	Emergency, Battery	20%			2035	\$23,700	10	\$3,500	
	Exit, LED	40%			2050	* *	1		
	Exit, Service	10%			2035	\$2,400	1		
Exterior Lighting									
	HID	20%			2035	\$65,800	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%	Now	\$132,300	2045	* *	1	\$24,300	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Not Functioning								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2035	\$181,800	1-3	\$45,800	
	Other Observation, Extent : N/A, 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%			2055	* *	1		
Conversion Equipment									
	Furnace	45%	2-4	\$19,700	2040	* *	1	\$14,400	
	Not in Service, Extent : Moderate, Area Affected : 60%								
	Location : Roof. Four Units On The Roof Are Not Working								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 8 Heating And Ventilation Units Covering The Garage Area								
	Hot Water Boiler	20%	0-2	\$15,000	2048	* *	1	\$6,400	
	Repairs In Progress, Extent : N/A, Area Affected : 10%								
	Location : Second Floor. One Boiler Is Not Working								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 3 Units Covering The Offices Area								
	Radiant Heater	35%	0-2	\$64,200	2040	* *	2	\$9,400	
	Not in Service, Extent : Moderate, Area Affected : 50%								
	Location : Ceiling Of The Garage Areas. Three Units Are Not Working								
Distribution									
	Hot Wtr Piping/Pump	20%			2051	* *	4	\$1,100	
	No Component	80%							

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**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									
	Terminal Devices								
	Fan Coil Unit/Heat	20%			2040	**	1	\$4,700	
	No Component	80%							
	Controls								
	Electrical	100%			2033	\$391,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Absorption	20%			2040	**	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%			2055	**	4	\$1,100	
	Pipe/Pump								
	No Component	80%							
	Terminal Devices								
	Fan Coil - 4 Pipe	20%			2040	**	1	\$4,700	
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser	20%			2040	**	2	\$10,100	
	Unit								
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$63,700	
	Exhaust Fans								
	Roof	100%			2040	**	2	\$2,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$183,500	2		
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
				Explanation : Two 400 Gallons Water Heater					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2029	\$2,200	4	\$2,300	
	Backflow Preventer								
	Generic	100%			2040	**	1	\$4,400	

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**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									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First To Second Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2055		* *	1-5	\$36,400
	Sprinkler								
	Generic	100%			2055		* *	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 03-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 15980 **Lot** : 100 **BIN** : 4616026

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$76,900	\$60,100
<b>Total</b>	<b>\$76,900</b>	<b>\$60,100</b>
Importance Code A	\$76,900	\$60,100
<b>Total</b>	<b>\$76,900</b>	<b>\$60,100</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture	\$1,900			
Electrical				
Mechanical	\$11,700	\$5,400	\$5,400	\$11,700
<b>Total</b>	<b>\$13,600</b>	<b>\$5,400</b>	<b>\$5,400</b>	<b>\$11,700</b>
Importance Code A				
Importance Code B	\$13,600	\$5,400	\$5,400	\$11,700
<b>Total</b>	<b>\$13,600</b>	<b>\$5,400</b>	<b>\$5,400</b>	<b>\$11,700</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 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								
	Metal Panel	100%			2045	**	5-10	\$13,800	
		Painted Surfaces, Extent : Moderate, Area Affected : 100%							
		Location : Guard And Gasoline Pump Kiosks							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Entry Pavilion And Gasoline Pump Pavilion							
		Explanation : Guard And Gasoline Pump Kiosks							
Windows									
	Aluminum	10%			2043	**	5		
	No Component	90%							
Roof									
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : All Three Pavilions							
		Explanation : Inaccessible							
Soffits									
	Exposed Struc: Steel	20%	Now	\$76,900	LIFE	**	5	\$9,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : All Three Pavilions							
	Metal Panel	80%			2045	**	5-10	\$82,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Three Pavilions							
		Explanation : Aluminum Metal Panels							
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	**	5	\$3,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Guard And Gasoline Pump Kiosks							
		Explanation : Inside The Kiosks							
	No Component	90%							
Ceilings									
	Metal Panel	10%			LIFE	**	5		
	No Component	90%							
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	100%			2055	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Three Pavilions							
		Explanation : Steel Columns, Painted And Rusting. Two Columns Per Pavilion							
Site Pavements									
	On-Site Walkways								
	Asphalt	70%			2038	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Asset No. 14558							
		Explanation : Continuous Part Of The Driveway							
	Cast in Place Concrete	30%			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**  
**QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 1 GATE BOOTH**  
**Asset # : 15157**

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%

2035

\$4,300

1

Wiring

Thermoplastic

100%

2035

\$8,800

1

Lighting

Exterior Lighting

HID

100%

2030

\$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

100%

2030

\$15,900

1-3

\$78,900

*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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,890,600	
Interior Architecture	\$1,672,000	\$230,000
Electrical	\$59,500	\$331,800
Mechanical	\$291,000	\$1,711,800
Site Pavements	\$125,500	
<b>Total</b>	<b>\$4,038,600</b>	<b>\$2,273,500</b>
Importance Code A	\$2,025,500	
Importance Code B	\$1,876,400	\$2,273,500
Importance Code C	\$136,700	
<b>Total</b>	<b>\$4,038,600</b>	<b>\$2,273,500</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$45,500			\$2,600
Interior Architecture		\$12,500		\$500
Electrical	\$35,900	\$3,700	\$4,800	\$12,100
Mechanical	\$17,500	\$61,200	\$18,400	\$33,100
<b>Total</b>	<b>\$98,900</b>	<b>\$77,400</b>	<b>\$23,200</b>	<b>\$48,300</b>
Importance Code A	\$52,800	\$2,700	\$2,700	\$5,400
Importance Code B	\$46,100	\$74,600	\$20,400	\$42,900
Importance Code C				
<b>Total</b>	<b>\$98,900</b>	<b>\$77,400</b>	<b>\$23,200</b>	<b>\$48,300</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
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		
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	* *			
	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	* *			
	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	\$800	
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 \$34,200

*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
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*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
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*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	\$500
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	\$30,900	
	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	\$22,400	
	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	\$72,600	
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,623,400	\$1,909,300
Interior Architecture	\$5,151,200	\$425,000
Electrical	\$172,300	\$350,400
Mechanical		\$98,400
Site Pavements		\$927,000
<b>Total</b>	<b>\$6,946,900</b>	<b>\$3,710,200</b>
Importance Code A	\$1,623,400	\$2,007,800
Importance Code B	\$5,323,500	\$775,400
Importance Code C		\$927,000
<b>Total</b>	<b>\$6,946,900</b>	<b>\$3,710,200</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,700			
Interior Architecture	\$54,500			\$900
Electrical	\$2,200	\$57,300	\$600	\$800
Mechanical	\$31,400	\$45,300	\$22,300	\$11,600
Site Pavements	\$46,400			
<b>Total</b>	<b>\$153,300</b>	<b>\$102,600</b>	<b>\$22,900</b>	<b>\$13,300</b>
Importance Code A	\$42,200	\$5,600	\$5,300	\$5,300
Importance Code B	\$54,500	\$97,000	\$17,500	\$7,900
Importance Code C	\$56,600			
<b>Total</b>	<b>\$153,300</b>	<b>\$102,600</b>	<b>\$22,900</b>	<b>\$13,300</b>



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

**DEPARTMENT OF SANITATION - 827**  
**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	\$15,400	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.  
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**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								

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



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

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 \$927,000

*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

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**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	\$6,900	
	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.

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**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	

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**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%							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$50,300	\$200		
Interior Architecture	\$71,000	\$4,500		\$12,200
Electrical	\$29,300	\$1,700	\$1,700	\$3,400
Mechanical	\$102,300	\$20,400	\$21,300	\$17,500
Site Enclosure	\$36,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$296,800</b>	<b>\$34,000</b>	<b>\$30,200</b>	<b>\$40,300</b>
Importance Code A	\$75,900	\$5,200	\$5,000	\$5,000
Importance Code B	\$172,200	\$24,300	\$25,200	\$35,400
Importance Code C	\$48,600	\$4,500		
<b>Total</b>	<b>\$296,800</b>	<b>\$34,000</b>	<b>\$30,200</b>	<b>\$40,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**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**

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**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		* *			
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## Parking/Driveway

Cast in Place Concrete	100%	0-2	\$102,500	2036		* *			
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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	
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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	
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## Raceway

Conduit	100%			2041		* *	1		
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## Panelboards

Fused Disc Sw	10%			2039		* *	5	\$200	
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Molded Case Bkrs	90%			2039		* *	5	\$2,400	
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## Wiring

Thermoplastic	100%			2041		* *	1		
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## Motor Controllers

Locally Mounted	10%			2036		* *	5	\$100	
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Motor Control Center	90%			2036		* *	5	\$2,500	
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## Ground

## Grounding Devices

Generic	100%			LIFE		* *	5	\$1,500	
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## Lighting

## Interior Lighting

LED	100%			2039		* *			
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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	
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Exit, LED	40%			2046	* *		1		
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Exit, Service	10%			2031	\$3,300		1		
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## Exterior Lighting

LED	30%			2039		* *			
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No Component	70%								
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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**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 : N/A, 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

\$1,500

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.*

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**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	\$1,500	
	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.  
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\*\* 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	

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$17,800			
Interior Architecture	\$95,600			\$1,900
Electrical	\$1,900	\$300	\$22,800	
Mechanical	\$79,200	\$7,200	\$53,700	\$7,600
Site Pavements	\$31,700			
<b>Total</b>	<b>\$226,300</b>	<b>\$7,500</b>	<b>\$76,500</b>	<b>\$9,500</b>
Importance Code A	\$31,600	\$5,200	\$5,400	\$5,200
Importance Code B	\$142,400	\$2,400	\$71,100	\$4,300
Importance Code C	\$52,300			
<b>Total</b>	<b>\$226,300</b>	<b>\$7,500</b>	<b>\$76,500</b>	<b>\$9,500</b>



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

**DEPARTMENT OF SANITATION - 827**  
**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	
		Crtw/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.  
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**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.  
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\*\* 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	
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## 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	
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## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**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 \$800  
 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**

<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>Air Conditioning</b>									
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%							
<b>Ventilation</b>									
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%							
<b>Exhaust Fans</b>									
	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	
<b>Plumbing</b>									
H/C Water Piping									
	Brass/Copper	100%			2033	\$1,317,100	1		
<b>Water Heater With Tanks</b>									
	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.									
<b>Sanitary Piping</b>									
	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%			2026	\$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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 26-Oct-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 2611 **Lot** : 447 **BIN** : 4834985

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$615,800	
Interior Architecture		\$333,800
Electrical		\$145,000
Mechanical		\$242,000
Site Pavements	\$478,100	
<b>Total</b>	<b>\$1,094,000</b>	<b>\$720,800</b>
Importance Code A	\$615,800	
Importance Code B		\$720,800
Importance Code C	\$478,100	
<b>Total</b>	<b>\$1,094,000</b>	<b>\$720,800</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$13,200		\$34,900	
Interior Architecture	\$103,800		\$4,600	\$1,500
Electrical	\$24,100	\$300	\$400	\$300
Mechanical	\$5,700	\$700	\$700	\$700
Site Pavements	\$3,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$157,100</b>	<b>\$8,200</b>	<b>\$47,800</b>	<b>\$9,800</b>
Importance Code A	\$13,700	\$400	\$35,300	\$400
Importance Code B	\$66,700	\$7,800	\$12,500	\$9,400
Importance Code C	\$76,700			
<b>Total</b>	<b>\$157,100</b>	<b>\$8,200</b>	<b>\$47,800</b>	<b>\$9,800</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 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	\$3,600	
	Masonry: Limestone	10%	Now	\$164,200	LIFE	**	5	\$1,800	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Decorative Banding, Window Sills And Lintels								
	Spalling, Extent : Severe, Area Affected : 20%								
	Location : Decorative Banding, Window Sills And Lintels								
	Staining/Discoloring, Extent : Severe, Area Affected : 15%								
	Location : All Decorative Banding, Sills And Lintels								
Windows									
	Aluminum	100%	Now	\$146,500	2060	**	5	\$1,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : North Facade								
	Crtrwt/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 : Third Floor Windows								
Parapets									
	Masonry: Brick	9%			LIFE	**	5-10	\$100	
	Metal Panel	1%			2045	**	5		
	No Component	90%							
Roof									
	Metal Panel	93%			2048	**	10	\$34,900	
	Modified Bitumen	7%			2043	**	10	\$1,400	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Flat Roof Area								
Soffits									
	Wood	100%	Now	\$11,400	2055	**	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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**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									
Floors									
	Ceramic Tile	5%	Now	\$700	2038	* *	5	\$300	
		Uneven Substrate, Extent : Severe, Area Affected : 5%							
		Location : Mens Bathroom On First Floor							
	Vinyl Tile	95%	Now	\$16,700	2035	\$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							
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	2038	* *	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	* *	5	\$400	
	Gypsum Board	55%	Now	\$6,200	LIFE	* *	5	\$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	* *	5	\$1,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : South And East Stair Towers							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Third 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							

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**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%			2048	* *	5	\$9,100	
	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%			2055	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2055	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$1,200	2040	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : At Sign Post And Perimeter At Fence							
	On-Site Walkways								
	Asphalt	100%	Now	\$1,900	2038	* *			
		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	\$478,100	2050	* *			
		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							

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.  
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**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								
	Molded Case Bkrs	100%			2045	* *	5	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
	Raceway								
	Conduit	100%			2035	\$15,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2045	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Inspector Office Room								
	Explanation : Metal Water Pipe								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2030	\$145,000	10	\$8,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Egress Lighting								
	Exit, Service	100%			2030	\$3,700	1		
	Exterior Lighting								
	HID	20%			2030	\$7,900	10		
	LED	10%			2043	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%	Now	\$16,000	2045	* *	1	\$2,900	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								

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%			2045	* *	5	\$2,700	
	Conversion Equipment								
	Hot Water Boiler	100%			2052	* *	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.

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**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	\$900	2034	\$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%			2033	\$69,500	1	\$2,800	
	Controls								
	Electrical	100%			2030	\$47,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%	0-2	\$3,200	2030	\$16,100	1		
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Explanation : 25 Percent Is Not Working							
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater With Tanks								
	Oil Fired	100%			2033	\$172,500	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 75 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$900	2035	\$1,700	4	\$200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Unit Is Not Working							
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 26-Oct-2023 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2611 **Lot** : 447 **BIN** : 4544391

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$220,900	
Electrical		\$303,000
<b>Total</b>	<b>\$220,900</b>	<b>\$303,000</b>
Importance Code A	\$220,900	
Importance Code B		\$303,000
<b>Total</b>	<b>\$220,900</b>	<b>\$303,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$40,600		\$6,200	
Interior Architecture	\$120,600		\$4,100	\$600
Electrical	\$48,300			\$200
Mechanical	\$7,700	\$1,400	\$1,000	\$1,000
Site Enclosure	\$27,600			
Site Pavements	\$52,600			
<b>Total</b>	<b>\$297,400</b>	<b>\$1,400</b>	<b>\$11,300</b>	<b>\$1,800</b>
Importance Code A	\$41,400	\$700	\$6,900	\$700
Importance Code B	\$151,000	\$600	\$800	\$1,000
Importance Code C	\$105,000		\$3,600	
<b>Total</b>	<b>\$297,400</b>	<b>\$1,400</b>	<b>\$11,300</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**  
**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	\$12,300	
	Masonry: Brick	72%			LIFE	**	5	\$59,200	
	Repairs in Progress, Extent : N/A, Area Affected : 100%								
	Location : Facade								
	Masonry: Fieldstone	12%			LIFE	**	5	\$7,400	
	Metal Sect. OHD	8%			2048	**	5	\$10,300	
	Slate Panels	3%			LIFE	**	5	\$1,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Facade								
	Explanation : Repairs In Progress								
	Stucco Cement	2%			2048	**	5	\$2,100	
Windows									
	Aluminum	100%	Now	\$220,900	2060	**	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	**	5-10	\$100	
	Repairs in Progress, Extent : N/A, Area Affected : 100%								
	Location : Parapet Walls								
	Masonry: Fieldstone	5%			LIFE	**	5-10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Repair In Progress								
	Not Accessible	85%							
Roof									
	Under Construction	100%							
Interior									
Floors									
	Cast in Place Concrete	75%			LIFE	**	5	\$74,100	
	Ceramic Tile	5%			2038	**	5	\$1,100	
	Vinyl Tile	20%	Now	\$36,600	2045	**	3	\$1,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : First And Second 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	**	10	\$400	
	Gypsum Board	30%	Now	\$11,700	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : First Floor Corridor:									
	Masonry: Brick	30%			LIFE	**	10	\$2,600	
	Metal Coiling Doors	5%			2043	**	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%			2040	**	5	\$3,400	
	Exposed Struc: Steel	20%			LIFE	**	10	\$9,000	
	Gypsum Board	10%			LIFE	**	5-10	\$7,800	
	Masonry: Vault Struct	40%			LIFE	**	10	\$4,500	
	Plaster	15%			LIFE	**	5-10	\$5,800	
Repairs in Progress, Extent : N/A, Area Affected : 50%									
Location : Attic And Other Locations									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$27,100	2055	**			
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	2055	**			
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : North And Western Perimeter Walls									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2040	**			
Parking/Driveway									
	Asphalt	85%	Now	\$42,400	2044	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout Lot									
	Cast in Place Concrete	15%	0-2	\$10,200	2048	**			
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.

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**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%			2035	\$14,700	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 225 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2035	\$127,000	5	\$400	
	Raceway								
	Conduit	100%			2035	\$31,600	1		
	Panelboards								
	Fused Disc Sw	5%			2034	\$1,900	5		
	Molded Case Bkrs	95%			2034	\$37,000	5	\$400	
	Wiring								
	Braided Cloth	50%	2-4	\$26,300	2060	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2035	\$26,300	1		
Lighting									
	Interior Lighting								
	Fluorescent	60%			2030	\$150,900	10	\$8,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2030	\$25,100	10	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Attic							
		Explanation : Compact Fluorescent Lights							
	LED	30%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%	Now	\$12,400	2045	* *			
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Hallways							
	Exit, Service	50%			2030	\$3,200	1		
	Exterior Lighting								
	HID	20%			2030	\$13,800	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%			2045	* *	5	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 1,000 Gallon No.2 Oil Tank								

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**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									
	Conversion Equipment								
	Hot Water Boiler	100%			2048	**	1	\$7,500	
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$1,100	
	Terminal Devices								
	Convector/Radiator	50%			2040	**	1	\$2,400	
	Unit Heater - Hot Water	50%	0-2	\$900	2035	\$43,700			
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Archive Storage In Attic							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Window/Wall Unit	50%	0-2	\$1,400	2030	\$27,900	1		
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations. Condensate Leaking							
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	2-4	\$3,800	2045	**	1		
		Not Insulated, Extent : Light, Area Affected : 20%							
		Location : Throughout The Building							
	Water Heater With Tanks								
	Electric	100%			2030	\$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%			2026	\$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							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$1,150,900	\$100,400
Interior Architecture	\$1,105,000	\$383,800
Electrical		\$662,700
Mechanical	\$3,322,900	\$4,291,400
Site Pavements	\$74,000	
<b>Total</b>	<b>\$5,652,900</b>	<b>\$5,438,300</b>
Importance Code A	\$1,150,900	\$100,400
Importance Code B	\$4,502,000	\$5,337,900
<b>Total</b>	<b>\$5,652,900</b>	<b>\$5,438,300</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture		\$29,900	\$14,300	\$43,400
Interior Architecture	\$41,100	\$20,200	\$1,900	\$5,100
Electrical	\$17,700	\$23,700	\$17,700	\$21,200
Mechanical	\$65,500	\$29,700	\$52,500	\$57,900
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
<b>Total</b>	<b>\$138,700</b>	<b>\$117,900</b>	<b>\$100,800</b>	<b>\$142,000</b>
Importance Code A	\$33,900	\$35,500	\$19,900	\$49,400
Importance Code B	\$69,600	\$82,400	\$79,000	\$92,600
Importance Code C	\$35,200		\$1,900	
<b>Total</b>	<b>\$138,700</b>	<b>\$117,900</b>	<b>\$100,800</b>	<b>\$142,000</b>



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**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	\$1,900	
	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	\$9,900	
	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	\$7,300	
	Masonry: Brick Cavity	43%			LIFE	**	5	\$6,900	
	Metal Panel	2%			2054	**	5	\$1,300	
	Metal Rail	10%			2047	**	5-10	\$29,200	
	Stucco Cement	5%			2047	**	5	\$2,100	

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**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	\$324,800	
	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								

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**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	\$40,600	
	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	\$7,200	
	Gypsum Board	13%			LIFE	* *	5	\$14,900	
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Plaster	15%			LIFE	* *	5	\$8,600	
	SGFT/Glazed Masonry	10%			LIFE	* *			
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	\$4,200	
	Exposed Struc: Steel	60%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$16,900	
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	

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**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	\$2,800	
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		

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**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									
	Convector/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	

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**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	\$105,500	
	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	\$99,000	
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$29,500			
Interior Architecture	\$57,600		\$5,400	\$500
Electrical	\$35,900		\$6,900	
Mechanical	\$125,800	\$4,000	\$83,400	\$4,000
Site Enclosure	\$68,900			
<b>Total</b>	<b>\$317,700</b>	<b>\$4,000</b>	<b>\$95,700</b>	<b>\$4,500</b>
Importance Code A	\$31,300	\$1,800	\$1,900	\$1,800
Importance Code B	\$280,500	\$2,200	\$93,800	\$2,700
Importance Code C	\$5,800			
<b>Total</b>	<b>\$317,700</b>	<b>\$4,000</b>	<b>\$95,700</b>	<b>\$4,500</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 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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Architecture		Current Repair		Future Replacement		Maintenance			
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							

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

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

## 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		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 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	\$18,600	

*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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$1,700			
Interior Architecture	\$65,700	\$500	\$1,200	
Electrical	\$37,900	\$3,500	\$42,200	\$4,100
Mechanical	\$27,100	\$23,600	\$49,400	\$23,800
Site Pavements	\$34,300			
<b>Total</b>	<b>\$166,600</b>	<b>\$27,500</b>	<b>\$92,800</b>	<b>\$27,900</b>
Importance Code A	\$7,200	\$1,800	\$1,900	\$1,800
Importance Code B	\$110,400	\$25,700	\$90,900	\$26,100
Importance Code C	\$49,000			
<b>Total</b>	<b>\$166,600</b>	<b>\$27,500</b>	<b>\$92,800</b>	<b>\$27,900</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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

**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							

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



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

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	* *			

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

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

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)	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

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	\$23,500	

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**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	\$300	
	No Component	80%							
Terminal Devices									
	Convactor/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		

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**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	

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**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	\$267,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Fueling Station									
Explanation : 2 Sets, Each Set Is 36 Square Feet									

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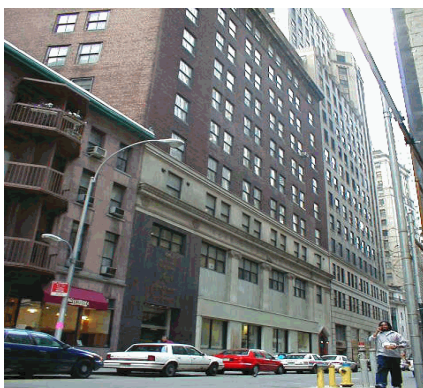
Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$766,400	\$516,400
Interior Architecture	\$100,400	
Electrical		\$1,118,000
Mechanical	\$94,900	\$1,336,400
<b>Total</b>	<b>\$961,700</b>	<b>\$2,970,900</b>
Importance Code A	\$766,400	\$516,400
Importance Code B	\$195,300	\$2,454,500
<b>Total</b>	<b>\$961,700</b>	<b>\$2,970,900</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$42,200	\$1,200		\$14,900
Interior Architecture	\$51,700	\$47,200	\$6,300	\$700
Electrical	\$6,300	\$7,900	\$6,700	\$6,600
Mechanical	\$52,100	\$16,800	\$29,900	\$51,200
Elevators/Escalators	\$36,500	\$36,500	\$36,500	\$36,500
<b>Total</b>	<b>\$188,700</b>	<b>\$109,600</b>	<b>\$79,400</b>	<b>\$109,800</b>
Importance Code A	\$42,200	\$2,200		\$15,000
Importance Code B	\$137,900	\$107,400	\$75,800	\$94,800
Importance Code C	\$8,600		\$3,600	
<b>Total</b>	<b>\$188,700</b>	<b>\$109,600</b>	<b>\$79,400</b>	<b>\$109,800</b>



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**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	\$5,700	
Metal Panel	10%			2054	**	5-10	\$52,600	
Granite Panels	5%			LIFE	**	5	\$2,900	
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	\$300	
Metal Panel	5%			2044	**	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	
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**

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**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	\$39,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$11,600	
	Ceramic Tile	5%			2043	**	5	\$5,300	
	Terrazzo	5%			LIFE	**	5	\$4,200	
	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	\$2,200	
	Gypsum Board	45%			LIFE	**	5	\$39,100	
	Metal Panel	3%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	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	\$15,200	
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	\$800	
	Gypsum Board	8%			LIFE	**	5	\$10,600	
	Plaster	7%			LIFE	**	5	\$4,700	
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	\$1,000	
		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	

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**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	\$87,200	
	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	\$11,200	
	No Component	70%							

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**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	\$35,000	
	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							

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				\$15,100
Interior Architecture	\$3,500			
Electrical				\$100
Mechanical			\$600	
Site Pavements	\$70,700			
<b>Total</b>	<b>\$74,100</b>		<b>\$600</b>	<b>\$15,200</b>
Importance Code A				\$15,100
Importance Code B	\$40,800		\$600	\$100
Importance Code C	\$33,300			
<b>Total</b>	<b>\$74,100</b>		<b>\$600</b>	<b>\$15,200</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**  
**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							

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\*\* 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.								

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$1,997,900	\$157,500
Interior Architecture		\$494,100
Electrical	\$184,400	\$830,100
Mechanical	\$128,500	\$2,303,300
Site Pavements	\$865,300	
<b>Total</b>	<b>\$3,176,000</b>	<b>\$3,785,000</b>
Importance Code A	\$2,060,400	\$269,400
Importance Code B	\$250,300	\$3,340,600
Importance Code C	\$865,300	\$175,100
<b>Total</b>	<b>\$3,176,000</b>	<b>\$3,785,000</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$48,300			
Interior Architecture	\$87,500			\$6,300
Electrical	\$15,800	\$61,900	\$1,400	\$1,400
Mechanical	\$131,300	\$45,800	\$43,300	\$40,000
Site Enclosure	\$10,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$300,200</b>	<b>\$114,800</b>	<b>\$51,900</b>	<b>\$54,800</b>
Importance Code A	\$60,500	\$3,500	\$3,300	\$3,300
Importance Code B	\$175,200	\$111,400	\$48,600	\$51,500
Importance Code C	\$64,500			
<b>Total</b>	<b>\$300,200</b>	<b>\$114,800</b>	<b>\$51,900</b>	<b>\$54,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**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								

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**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	\$165,600	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	\$175,100	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	**			

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\*\* 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.  
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**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 Are 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		

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**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	

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**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%			2026	\$47,700	1-3	\$236,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Refill Stations, Garage							
		Explanation : 3 Sets							

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Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$50,600			
Interior Architecture	\$50,300			\$2,100
Electrical	\$42,600	\$116,700	\$900	\$1,200
Mechanical	\$102,600	\$44,500	\$32,200	\$16,500
<b>Total</b>	<b>\$246,100</b>	<b>\$161,100</b>	<b>\$33,200</b>	<b>\$19,800</b>
Importance Code A	\$65,100	\$3,800	\$3,700	\$3,700
Importance Code B	\$165,800	\$157,300	\$29,500	\$16,100
Importance Code C	\$15,100			
<b>Total</b>	<b>\$246,100</b>	<b>\$161,100</b>	<b>\$33,200</b>	<b>\$19,800</b>



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**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

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**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

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**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.

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**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 : N/A, 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%							

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**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	\$2,600	
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.

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

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : STATEN ISLAND TRANSFER STATION  
**Address** : 450 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 2026 - 2029</b>	<b>FY 2030 - 2035</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 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$49,200	\$500		\$22,500
Interior Architecture	\$25,800			\$13,200
Electrical	\$87,300	\$1,900	\$600	\$2,200
Mechanical	\$50,200	\$6,700	\$11,600	\$4,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
<b>Total</b>	<b>\$219,700</b>	<b>\$16,200</b>	<b>\$19,400</b>	<b>\$49,700</b>
Importance Code A	\$96,100	\$1,300	\$700	\$23,200
Importance Code B	\$106,300	\$15,000	\$18,700	\$26,500
Importance Code C	\$17,400			
<b>Total</b>	<b>\$219,700</b>	<b>\$16,200</b>	<b>\$19,400</b>	<b>\$49,700</b>



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**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	\$715,200	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								

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**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	**
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## 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
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*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
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Three 75 Kilowatts*

## Switchgear / Switchboard

Molded Case Bkrs	100%		2051	**	5	\$2,600
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## Raceway

Conduit	100%		2051	**	1
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## Panelboards

Fused Disc Sw	10%		2047	**	5	\$200
Molded Case Bkrs	90%		2047	**	5	\$2,400

## Wiring

Thermoplastic	100%		2051	**	1
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## 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
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Room 103*  
*Explanation : Ground Observed*

## Lighting

## Interior Lighting

Fluorescent	45%		2036	**	10	\$41,300
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*  
*Location : Offices, Locker Room And Hallway*

HID	55%		2036	**	10	\$1,800
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**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**

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**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	\$6,000	
	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	

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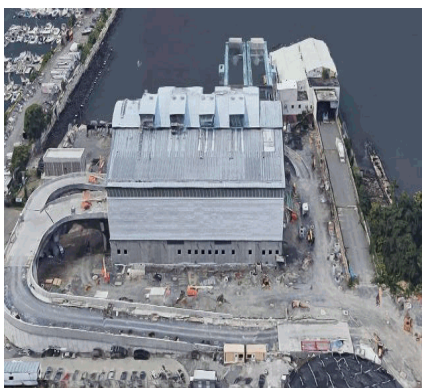
Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : SW BROOKLYN MARINE TRANSFER STA  
**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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$269,900	\$108,900
Interior Architecture		\$353,600
<b>Total</b>	<b>\$269,900</b>	<b>\$462,600</b>
Importance Code A	\$269,900	\$108,900
Importance Code B		\$353,600
<b>Total</b>	<b>\$269,900</b>	<b>\$462,600</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture			\$56,200	\$25,400
Interior Architecture				
Electrical	\$11,600	\$16,800	\$12,800	\$14,500
Mechanical	\$12,200	\$28,000	\$22,800	\$13,600
<b>Total</b>	<b>\$23,700</b>	<b>\$44,700</b>	<b>\$91,700</b>	<b>\$53,400</b>
Importance Code A	\$3,300	\$4,300	\$59,800	\$29,700
Importance Code B	\$20,500	\$40,400	\$32,000	\$23,700
Importance Code C				
<b>Total</b>	<b>\$23,700</b>	<b>\$44,700</b>	<b>\$91,700</b>	<b>\$53,400</b>



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

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**DEPARTMENT OF SANITATION - 827**  
**SW BROOKLYN MARINE TRANSFER STA**  
**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.

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**DEPARTMENT OF SANITATION - 827**  
**SW BROOKLYN MARINE TRANSFER STA**  
**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	**			

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

**DEPARTMENT OF SANITATION - 827**  
**SW BROOKLYN MARINE TRANSFER STA**  
**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	\$20,400	

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%							

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

**DEPARTMENT OF SANITATION - 827**  
**SW BROOKLYN MARINE TRANSFER STA**  
**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	\$55,600	
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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Exterior Architecture	\$506,300	\$671,500
Interior Architecture		\$232,100
Mechanical	\$294,900	\$2,797,900
<b>Total</b>	<b>\$801,200</b>	<b>\$3,701,500</b>
Importance Code A	\$506,300	\$2,401,900
Importance Code B	\$294,900	\$1,299,600
<b>Total</b>	<b>\$801,200</b>	<b>\$3,701,500</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Exterior Architecture	\$54,700			
Interior Architecture	\$52,800		\$800	\$3,100
Electrical	\$2,100	\$3,000	\$3,000	\$3,000
Mechanical	\$9,900	\$86,000	\$22,900	\$3,800
Site Pavements	\$2,500			
<b>Total</b>	<b>\$121,900</b>	<b>\$89,000</b>	<b>\$26,700</b>	<b>\$10,000</b>
Importance Code A	\$61,100		\$6,500	
Importance Code B	\$13,800	\$89,000	\$20,200	\$10,000
Importance Code C	\$47,100			
<b>Total</b>	<b>\$121,900</b>	<b>\$89,000</b>	<b>\$26,700</b>	<b>\$10,000</b>



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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

Architecture		Current Repair		Future Replacement		Maintenance			
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	\$573,300	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	\$2,300	
		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	
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*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	**			
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*Other Observation, Extent : Severe, Area Affected : 5%*

*Location : Steel Marine Mooring Bollards*

*Explanation : Severe Rusting*

**Parking/Driveway**

Cast in Place Concrete	100%			2045	**			
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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	
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*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	
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**Raceway**

Conduit	50%			2058	**	1		
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Conduit	40%			2062	**	1		
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Under Construction	10%							
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**Panelboards**

Fused Disc Sw	5%			2054	**	5	\$100	
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Fused Disc Sw	5%			2057	**	5	\$100	
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Molded Case Bkrs	40%			2054	**	5	\$900	
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Molded Case Bkrs	40%			2057	**	5	\$900	
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Under Construction	10%							
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**Wiring**

Thermoplastic	50%			2058	**	1		
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Thermoplastic	40%			2062	**	1		
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Under Construction	10%							
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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

*\*\* 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.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**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

\$15,700

*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	
<i>Not in Service, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout</i>									
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	\$42,900	
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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : E 91ST ST MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP  
**Address** : ADJACENT TO FDR DRIVE AND EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0001.030 / 15733 **Yr Built/Renovated** :  
**Area Sq Ft** : 21,052 **Project Type** : SANITATION  
**Date of Survey** : 15-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bridge Structure	\$42,700		\$30,700	
<b>Total</b>	<b>\$42,700</b>		<b>\$30,700</b>	
Importance Code A	\$42,700		\$9,900	
Importance Code C			\$20,800	
<b>Total</b>	<b>\$42,700</b>		<b>\$30,700</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**  
**E 91ST ST MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP**  
**Asset # : 15733**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Abutments								
Bridge Seat&pedestals								
Not Accessible	100%							
Backwall								
Not Accessible	100%							
Brngs,Ancr Blts,Pads								
Not Accessible	100%							
Footings								
Not Accessible	100%							
Joint with Deck								
Steel	100%			LIFE		* *		
Mat (scour & erosion)								
Not Accessible	100%							
Pedestals								
Not Accessible	100%							
Stem (breastwall)								
Not Accessible	100%							
Wingwalls								
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Earth	100%			LIFE		* *		
Walls								
Concrete	100%			LIFE		* *		
Feature Crossed								
Mat (scour & erosion)								
Generic	100%			LIFE		* *		
Approaches								
Pavement								
Asphalt	100%			2036		* *	4	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Near Abutment Side								
Explanation : 7 Feet Of Asphalt								
Concrete	100%			2044		* *	4	\$41,600
Mat (scour & erosion)								
Earth	100%			LIFE		* *		
Pavement Base								
Not Accessible	100%							
Railings/Parapets								
Concrete	100%			2044		* *	4	\$8,400
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Steel	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side Only								
Explanation : Steel Fence On Top Of Concrete								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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 ST MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP**  
**Asset # : 15733**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Piers								
Cap Beam								
Concrete	100%			LIFE	**			
Stem,Solid Pier								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Multi-Rotational Bearing	100%			2063	**			
Footings								
Concrete	100%			LIFE	**			
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Median								
Concrete	100%			LIFE	**	5	\$700	
Railings/Parapets								
Concrete	100%			2044	**	4	\$10,400	
Steel	100%			LIFE	**	2-8	\$23,200	
Wearing Surface								
Concrete	100%			2044	**	5		
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Spalling, Extent : Light, Area Affected : 1%								
Location : Random Locations Throughout								
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	**	5	\$33,400	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	5	\$33,400	

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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : E 91ST ST MARINE TRANSFER STA LOADING RAMP  
**Address** : ADJACENT TO FDR DRIVE AND EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0001.040 / 15734 **Yr Built/Renovated** :  
**Area Sq Ft** : 2,927 **Project Type** : SANITATION  
**Date of Survey** : 15-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bridge Structure	\$12,500		\$2,100	
<b>Total</b>	<b>\$12,500</b>		<b>\$2,100</b>	
Importance Code A	\$12,500		\$2,100	
Importance Code C				
<b>Total</b>	<b>\$12,500</b>		<b>\$2,100</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**  
**E 91ST ST MARINE TRANSFER STA LOADING RAMP**  
**Asset # : 15734**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Feature Crossed								
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Multi-Rotational Bearing	100%			2063	**			
Footings								
Concrete	100%			LIFE	**			
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Mono Deck Surface								
Concrete	100%			2055	**	5	\$15,600	
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Railings/Parapets								
Concrete	100%			2044	**	4	\$3,800	
Steel	100%			LIFE	**	2-8	\$8,400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Both Sides								
Explanation : Chain Link Fence								
Scupper								
Cast Iron	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : End Of Ramp								
Explanation : One Trench Drain								
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	**	5	\$7,100	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	5	\$11,300	

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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & LOADING RAMP  
**Address** : ADJACENT TO I-278 GOWANUS EXPWY AND GOWANUS CANAL  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.040 / 15731 **Yr Built/Renovated** :  
**Area Sq Ft** : 4,928 **Project Type** : SANITATION  
**Date of Survey** : 17-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bridge Structure	\$9,700		\$10,600	\$6,400
<b>Total</b>	<b>\$9,700</b>		<b>\$10,600</b>	<b>\$6,400</b>
Importance Code A	\$9,700		\$3,600	
Importance Code C			\$7,000	\$6,400
<b>Total</b>	<b>\$9,700</b>		<b>\$10,600</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**  
**HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & LOADING RAMP**  
**Asset # : 15731**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Abutments								
Bridge Seat&pedestals Concrete	100%			LIFE	* *			
Backwall Concrete	100%			LIFE	* *			
Brngs,Ancr Blts,Pads Elastomeric	100%			2055	* *			
Footings Not Accessible	100%							
Joint with Deck Steel	100%			LIFE	* *			
Mat (scour & erosion) Generic	100%			LIFE	* *			
Pedestals Concrete	100%			LIFE	* *			
Stem (breastwall) Concrete	100%			LIFE	* *			
Wingwalls								
Footings Not Accessible	100%							
Mat (scour & erosion) Generic	100%			LIFE	* *			
Piles Not Accessible	100%							
Walls Concrete	100%			LIFE	* *			
Feature Crossed								
Mat (scour & erosion) Generic	100%			LIFE	* *			
Approaches								
Pavement Concrete	100%			2044	* *	4	\$14,000	
Mat (scour & erosion) Earth	100%			LIFE	* *			
Pavement Base Not Accessible	100%							
Railings/Parapets Concrete	100%			2044	* *	4	\$4,000	
Cracks, Extent : Light, Area Affected : 2% Location : Random Locations Throughout								
Piers								
Stem,Solid Pier Concrete	100%			LIFE	* *			
Brngs,Ancr Blts,Pads Elastomeric	100%			2055	* *			
Footings 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**  
**HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & LOADING RAMP**  
**Asset # : 15731**

Bridge Structure		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Piers									
	Mat (scour & erosion)								
	Earth	100%			LIFE		* *		
Pedestals									
	Concrete	100%			LIFE		* *		
Piles									
	Not Accessible	100%							
Deck Elements									
	Railings/Parapets								
	Concrete	100%			2044		* *	4	\$3,200
	Wearing Surface								
	Concrete	100%			2044		* *	5	\$12,800
Superstructure									
	Deck,Structural								
	Concrete	100%			LIFE		* *	5	\$5,900
Joints									
	Steel	100%			LIFE		* *		
Primary Member									
	Concrete	100%			LIFE		* *	5	\$13,500

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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & TIPPING RAMP  
**Address** : ADJACENT TO I-278 GOWANUS EXPWY AND GOWANUS CANAL  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.050 / 15732 **Yr Built/Renovated** :  
**Area Sq Ft** : 13,276 **Project Type** : SANITATION  
**Date of Survey** : 17-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bridge Structure	\$79,400	\$79,400
<b>Total</b>	<b>\$79,400</b>	<b>\$79,400</b>
Importance Code A	\$79,400	\$79,400
<b>Total</b>	<b>\$79,400</b>	<b>\$79,400</b>

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bridge Structure	\$15,600		\$15,000	\$28,900
<b>Total</b>	<b>\$15,600</b>		<b>\$15,000</b>	<b>\$28,900</b>
Importance Code A	\$15,600		\$6,300	
Importance Code C			\$8,700	\$28,900
<b>Total</b>	<b>\$15,600</b>		<b>\$15,000</b>	<b>\$28,900</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**  
**HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & TIPPING RAMP**  
**Asset # : 15732**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Abutments								
Bridge Seat&pedestals Concrete	100%			LIFE	* *			
Backwall Concrete	100%			LIFE	* *			
Brngs,Ancr Blts,Pads Elastomeric	100%			2055	* *			
Footings Not Accessible	100%							
Joint with Deck Steel	100%			LIFE	* *			
Mat (scour & erosion) Generic	100%			LIFE	* *			
Pedestals Concrete	100%			LIFE	* *			
Stem (breastwall) Concrete	100%			LIFE	* *			
Wingwalls								
Footings Not Accessible	100%							
Mat (scour & erosion) Generic	100%			LIFE	* *			
Walls Concrete	100%			LIFE	* *			
Feature Crossed								
Mat (scour & erosion) Earth	100%			LIFE	* *			
Approaches								
Pavement Concrete	100%			2044	* *	4	\$17,400	
Cracks, Extent : Light, Area Affected : 2% Location : Random Locations Throughout								
Curbs Concrete w/ Steel Face	100%			LIFE	* *			
Mat (scour & erosion) Earth	100%			LIFE	* *			
Median Concrete	100%			LIFE	* *	5	\$3,300	
Pavement Base Not Accessible	100%							
Railings/Parapets Concrete	100%			2044	* *	4	\$3,700	
Scupper Cast Iron	100%			LIFE	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : End Of The Ramp Explanation : Trench Drain & 6 Scuppers								

## Piers

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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 APPROACH STRUC & TIPPING RAMP**  
**Asset # : 15732**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	* *			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	* *			
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Generic	100%			LIFE	* *			
Pedestals								
Concrete	100%			LIFE	* *			
Deck Elements								
Curbs								
Concrete w/ Steel Face	100%			LIFE	* *			
Median								
Concrete	100%			LIFE	* *	5	\$2,300	
Railings/Parapets								
Concrete	100%			2044	* *	4	\$9,000	
Sidewalks								
Concrete	100%			2040	* *	5		
Wearing Surface								
Concrete	100%			2044	* *	5	\$57,700	
Cracks, Extent : Light, Area Affected : 2% Location : Random Locations Throughout								
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	* *	5	\$25,600	
Joints								
Steel	100%			LIFE	* *			
Primary Member								
Concrete	100%			LIFE	* *	5	\$158,800	
Efflorescence, Extent : Light, Area Affected : 1% Location : Random Locations 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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP  
**Address** : ADJACENT TO FLUSHING BAY 31ST AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0010.020 / 15735 **Yr Built/Renovated** :  
**Area Sq Ft** : 23,281 **Project Type** : SANITATION  
**Date of Survey** : 15-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bridge Structure	\$91,900		\$30,300	
<b>Total</b>	<b>\$91,900</b>		<b>\$30,300</b>	
Importance Code A	\$60,100		\$10,300	
Importance Code C	\$31,800		\$19,900	
<b>Total</b>	<b>\$91,900</b>		<b>\$30,300</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**  
**NORTH SHORE MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP**  
**Asset # : 15735**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Abutments								
Bridge Seat&pedestals Concrete	100%			LIFE		* *		
Backwall Concrete	100%			LIFE		* *		
Brngs,Ancr Blts,Pads Elastomeric	100%			2055		* *		
Footings Not Accessible	100%							
Joint with Deck Steel	100%			LIFE		* *		
Mat (scour & erosion) Riprap	100%			LIFE		* *		
Pedestals Concrete	100%			LIFE		* *		
Stem (breastwall) Concrete	100%			LIFE		* *		
Wingwalls								
Footings Not Accessible	100%							
Mat (scour & erosion) Concrete	100%			LIFE		* *		
Walls Concrete	100%			LIFE		* *		
Cracks, Extent : Light, Area Affected : 3% Location : Random Locations Throughout Efflorescence, Extent : Light, Area Affected : 2% Location : Random Locations Throughout Spalling, Extent : Light, Area Affected : 1% Location : East Side								
Feature Crossed								
Mat (scour & erosion) Generic	100%			LIFE		* *		
Approaches								
Pavement Concrete	100%			2044		* *	4	\$39,900
Cracks, Extent : Light, Area Affected : 1% Location : Random Locations Throughout								
Mat (scour & erosion) Earth	100%			LIFE		* *		
Median Concrete	100%			LIFE		* *	5	\$2,300
Pavement Base Not Accessible	100%							
Railings/Parapets Concrete	100%			2044		* *	4	\$7,100
Cracks, Extent : Light, Area Affected : 2% Location : Random Locations 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**  
**NORTH SHORE MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP**  
**Asset # : 15735**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Approaches								
Sidewalks								
Concrete	100%			LIFE	**			
Scupper								
Cast Iron	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side								
Explanation : 6 Scuppers								
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Concrete	100%			LIFE	**			
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Curbs								
Concrete w/ Steel Face	100%			LIFE	**			
Rust Stains, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout								
Railings/Parapets								
Concrete	100%			2044	**	4	\$12,400	
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Steel	100%			LIFE	**	2-8	\$27,700	
Sidewalks								
Concrete	100%			2040	**	5	\$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Side Only								
Explanation : Sidewalk								
Wearing Surface								
Concrete	100%	4+	\$31,800	2044	**	5	\$45,300	
Cracks, Extent : Moderate, Area Affected : 5%								
Location : Random Locations Throughout								
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	**	5	\$40,800	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	5	\$55,700	

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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA LOADING RAMP  
**Address** : ADJACENT TO FLUSHING BAY 31ST AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0010.030 / 15736 **Yr Built/Renovated** :  
**Area Sq Ft** : 2,435 **Project Type** : SANITATION  
**Date of Survey** : 15-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bridge Structure	\$22,200		\$200	\$7,100
<b>Total</b>	<b>\$22,200</b>		<b>\$200</b>	<b>\$7,100</b>
Importance Code A	\$22,200		\$200	
Importance Code C				\$7,100
<b>Total</b>	<b>\$22,200</b>		<b>\$200</b>	<b>\$7,100</b>



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

**DEPARTMENT OF SANITATION - 827**  
**NORTH SHORE MARINE TRANSFER STA LOADING RAMP**  
**Asset # : 15736**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Feature Crossed								
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Curbs								
Concrete w/ Steel Face	100%			LIFE	**			
Railings/Parapets								
Concrete	100%	4+	\$10,200	2044	**	4	\$3,600	
			Cracks, Extent : Light, Area Affected : 3%					
			Location : Random Locations Throughout					
			Spalling, Extent : Light, Area Affected : 1%					
			Location : Random Locations Throughout					
Steel	100%			LIFE	**	2-8	\$8,000	
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : West Side Only					
			Explanation : Steel Fence					
Sidewalks								
Concrete	100%			2040	**	5	\$900	
Wearing Surface								
Concrete	100%			2044	**	5	\$14,200	
			Cracks, Extent : Light, Area Affected : 2%					
			Location : Random Locations Throughout					
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	**	5	\$7,500	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : SW BROOKLYN MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP  
**Address** : ADJACENT TO BELT PARKWAY AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0008.020 / 15737 **Yr Built/Renovated** :  
**Area Sq Ft** : 6,865 **Project Type** : SANITATION  
**Date of Survey** : 17-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bridge Structure	\$18,000		\$17,000	
<b>Total</b>	<b>\$18,000</b>		<b>\$17,000</b>	
Importance Code A	\$18,000		\$8,100	
Importance Code C			\$8,900	
<b>Total</b>	<b>\$18,000</b>		<b>\$17,000</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**  
**SW BROOKLYN MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP**  
**Asset # : 15737**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Abutments								
Backwall								
Not Accessible	100%							
Brngs,Ancr Blts,Pads								
Not Accessible	100%							
Footings								
Not Accessible	100%							
Joint with Deck								
Steel	100%			LIFE	**			
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Walls								
Concrete	100%			LIFE	**			
Wingwalls								
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Walls								
Concrete	100%			LIFE	**			
Feature Crossed								
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Approaches								
Pavement								
Asphalt	100%			2036	**	4	\$14,300	
Concrete	100%			2044	**	4	\$3,500	
Curbs								
Concrete w/ Steel Face	100%			LIFE	**			
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Median								
Concrete	100%			LIFE	**	5		
Pavement Base								
Not Accessible	100%							
Railings/Parapets								
Concrete	100%			2044	**	4	\$12,000	
Sidewalks								
Concrete	100%			LIFE	**			
Scupper								
Ductile Iron	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Near The Beginning Of The Ramp								
Explanation : 6 Scuppers								
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**SW BROOKLYN MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP**  
**Asset # : 15737**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Piers								
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	* *			
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Generic	100%			LIFE	* *			
Pedestals								
Concrete	100%			LIFE	* *			
Piles								
Not Accessible	100%							
Deck Elements								
Median								
Concrete	100%			LIFE	* *	5	\$700	
Mono Deck Surface								
Concrete	100%			2055	* *	5	\$26,600	
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Railings/Parapets								
Concrete	100%			2044	* *	4	\$4,200	
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	* *	5	\$12,800	
Joints								
Steel	100%			LIFE	* *			
Primary Member								
Concrete	100%			LIFE	* *	5	\$22,700	

*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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : SW BROOKLYN MARINE TRANSFER STA LOADING RAMP  
**Address** : ADJACENT TO BELT PARKWAY AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0008.030 / 15738 **Yr Built/Renovated** :  
**Area Sq Ft** : 3,405 **Project Type** : SANITATION  
**Date of Survey** : 17-Jan-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bridge Structure	\$10,100		\$2,200	
<b>Total</b>	<b>\$10,100</b>		<b>\$2,200</b>	
Importance Code A	\$10,100		\$2,200	
Importance Code C				
<b>Total</b>	<b>\$10,100</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**  
**SW BROOKLYN MARINE TRANSFER STA LOADING RAMP**  
**Asset # : 15738**

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Feature Crossed								
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Mono Deck Surface								
Concrete	100%			2055	**	5	\$18,100	
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Spalling, Extent : Light, Area Affected : 1%								
Location : Random Locations Throughout								
Railings/Parapets								
Concrete	100%			2044	**	4	\$4,400	
Scupper								
Cast Iron	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Top Of The Ramp Adjacent To Building								
Explanation : One Long Trench Drain								
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	**	5	\$8,200	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	5	\$11,900	

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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</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 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Piers	\$93,500		\$11,600	\$10,300
<b>Total</b>	<b>\$93,500</b>		<b>\$11,600</b>	<b>\$10,300</b>
Importance Code A	\$83,900			
Importance Code B	\$9,600		\$11,600	\$10,300
<b>Total</b>	<b>\$93,500</b>		<b>\$11,600</b>	<b>\$10,300</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**  
**BROOKLYN SANITATION GARAGE CONCRETE PIER**  
**Asset # : 1818**

Piers		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck	Concrete	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	
Pile Caps		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : South Half Of Firewall Located 215 Feet From Inshore End Of Pier							
	Not Accessible	20%							
	Timber	55%	Now	\$1,128,300	LIFE	**	4	\$174,800	
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Offshore 410 Feet Of Pier							
Piles and Bracing		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%							
Fender		Location : Ends Of Pile Caps At Inshore 285 Feet Of Pier							
	Not Accessible	10%							
	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%							
Fender		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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : E. 91 ST MARINE TRANSFER STATION PIER  
**Address** : FDR DRIVE & E91ST ST E91ST ST & EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0001.020 / 15724 **Yr Built/Renovated** :  
**Area Sq Ft** : 72,840 **Project Type** : SANITATION  
**Date of Survey** : 19-Oct-2023 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1587 **Lot** : 27 **BIN** :

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Piers	\$482,700	\$673,500
<b>Total</b>	<b>\$482,700</b>	<b>\$673,500</b>
Importance Code A	\$399,600	\$458,800
Importance Code B		\$131,600
Importance Code C	\$83,100	\$83,100
<b>Total</b>	<b>\$482,700</b>	<b>\$673,500</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Piers	\$1,000	\$600	\$20,900	
<b>Total</b>	<b>\$1,000</b>	<b>\$600</b>	<b>\$20,900</b>	
Importance Code A	\$1,000			
Importance Code B		\$600	\$12,200	
Importance Code C			\$8,700	
<b>Total</b>	<b>\$1,000</b>	<b>\$600</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**  
**E. 91 ST MARINE TRANSFER STATION PIER**  
**Asset # : 15724**

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	40%			LIFE	**	5	\$108,600	
	Steel	10%	4+	\$65,300	2039	**	5	\$30,400	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Steel Catwalk Along Berthing Faces Of Pier									
Explanation : Corrosion									
	Not Accessible	50%							
Deck Surface									
	Brick Pavers	20%			2048	**	5	\$166,300	
	Concrete	35%			2048	**	5	\$17,400	
Cracking, Extent : Light, Area Affected : 80%									
Location : Throughout									
Spalling, Extent : Light, Area Affected : 2%									
Location : By Crane Rails									
	Not Accessible	45%							
Pile Caps									
	Concrete	20%			LIFE	**	5	\$2,000	
Cracking, Extent : Light, Area Affected : 25%									
Location : Cracking At Pile Cap Ends									
	Not Accessible	80%							
Piles and Bracing									
	Steel	25%			LIFE	**	5	\$559,900	
Missing Coating, Extent : Light, Area Affected : 25%									
Location : In The Top 3 Feet Of Piles									
	Not Accessible	75%							
Fender									
Buffer									
	Rubber	100%			2048	**	4-5	\$24,400	
Facing									
	Composite	45%			2034	\$131,600			
Surface Wearing/Scaling, Extent : Light, Area Affected : 20%									
Location : In Berthing Area									
	Timber	5%			2048	**	3	\$1,800	
Surface Wearing/Scaling, Extent : Light, Area Affected : 20%									
Location : In Berthing Area									
	No Component	25%							
	Not Accessible	25%							
Deck Elements									
Railing									
	Steel	37%			2034				
	No Component	63%							
Coping/Curb									
	Timber	60%			LIFE	**			
	No Component	40%							
Protective Structure									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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. 91 ST MARINE TRANSFER STATION PIER**  
**Asset # : 15724**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Protective Structure	Donut Fender							
	Steel/Rubber	50%			2034	\$124,500		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 4 Mono-piles With D Fenders</i> <i>Explanation : Count</i>						
	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.*

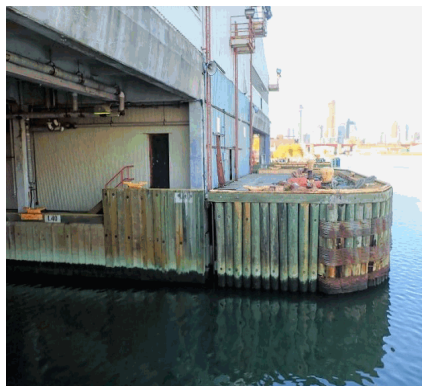
Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Piers	\$67,700			\$11,700
<b>Total</b>	<b>\$67,700</b>			<b>\$11,700</b>
Importance Code A				
Importance Code B	\$67,700			\$11,700
<b>Total</b>	<b>\$67,700</b>			<b>\$11,700</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**  
**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	\$1,800	
	No Component	95%							
Facing									
	Timber	65%			2041	**	3	\$45,600	
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

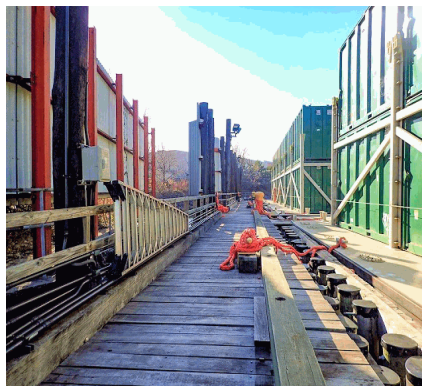
**Asset Name** : HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK  
**Address** : HAMILTON AVE AND GOWANUS BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.010 / 2873 **Yr Built/Renovated** :  
**Area Sq Ft** : 3,712 **Project Type** : SANITATION  
**Date of Survey** : 03-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 250 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$13,100			\$20,800
<b>Total</b>	<b>\$13,100</b>			<b>\$20,800</b>
Importance Code A	\$7,300			
Importance Code B	\$5,800			\$20,800
<b>Total</b>	<b>\$13,100</b>			<b>\$20,800</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	\$23,200
		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	\$30,100
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</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 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Piers	\$24,500			\$11,000
<b>Total</b>	<b>\$24,500</b>			<b>\$11,000</b>
Importance Code A				
Importance Code B	\$19,100			\$11,000
Importance Code C	\$5,500			
<b>Total</b>	<b>\$24,500</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**  
**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	\$26,500	
	Steel	2%	Now	\$9,600	2047	**	3-5	\$700	
				Broken, Extent : Severe, Area Affected : 100%					
				Location : Southeast Corner					
	Timber	20%			2041	**	4	\$11,400	
	No Component	30%							
Piles									
	Timber	10%			2041	**	4	\$2,600	
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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							
Not Accessible	60%							
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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

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 : 16-Apr-2024 Landmark Status : NONE  
Areas Surveyed :  
Block : 6943 Lot : 30 BIN :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Piers	\$982,600	
<b>Total</b>	<b>\$982,600</b>	
Importance Code A	\$111,500	
Importance Code B	\$871,100	
<b>Total</b>	<b>\$982,600</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$71,500			\$13,500
<b>Total</b>	<b>\$71,500</b>			<b>\$13,500</b>
Importance Code A	\$66,700			
Importance Code B	\$4,800			\$13,500
<b>Total</b>	<b>\$71,500</b>			<b>\$13,500</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**  
**SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS**  
**Asset # : 1820**

Piers		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck	Composite	3%			2045	* *			
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50% Location : Ultraviolet Damage To All Fiberglass Deck Elements Comprising The Composite Deck Platform							
	Composite	2%	Now	\$47,600	2065	* *			
		Broken, Extent : Severe, Area Affected : 100% Location : Isolated Loose Or Missing Sections Of Fiberglass Deck On West Side And Offshore Other Observation, Extent : Severe, Area Affected : 50% Location : Moderate To Severe Corrosion To All Steel Elements Comprising The Composite Deck Platform Explanation : Corrosion							
	Concrete	59%			LIFE	* *	5	\$36,400	
		Cracking, Extent : Light, Area Affected : 10% Location : At All Concrete Access Walkways							
	Timber	1%	Now	\$800	LIFE	* *	5	\$700	
		Missing Part, Extent : Severe, Area Affected : 5% Location : Missing Plank At Interior Steps On South Side							
	Not Accessible	35%							
	Pile Caps								
	Concrete	2%			LIFE	* *	5		
		Erosion, Extent : Moderate, Area Affected : 20% Location : At Top Of Exposed Pile Caps At Offshore End Of Slip							
	Not Accessible	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	90%							

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**  
**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	30%	Now	\$124,900	2050	* *	3	\$10,400	
		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	30%	2-4	\$124,900	2050	* *	3	\$10,400	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Fender Panel							
		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	40%			2038	* *	3	\$18,500	
		Worn, Extent : Moderate, Area Affected : 50%							
		Location : On Southeast Face Within Active Slip Area Marine Transfer Station							
Wales and Chocks									
	Steel	20%	Now	\$161,000	2050	* *	3-5	\$5,900	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : At And Above The Waterline At Both Offshore Sections							
	Steel	10%	4+	\$16,100	2038	* *	3-5	\$3,000	
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Above Mean Low Water Elevation							
	Timber	40%	Now	\$444,300	2050	* *	4	\$19,100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 220 Feet To 600 Feet From The Southeast							
	Not Accessible	30%							
Deck Elements									
	Railing								
	Steel	2%	Now	\$200	2035	\$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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</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 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Piers	\$34,400	\$6,500	\$28,900	\$2,200
<b>Total</b>	<b>\$34,400</b>	<b>\$6,500</b>	<b>\$28,900</b>	<b>\$2,200</b>
Importance Code A	\$25,100			
Importance Code B	\$9,300	\$6,500	\$28,900	\$2,200
<b>Total</b>	<b>\$34,400</b>	<b>\$6,500</b>	<b>\$28,900</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**  
**W59TH ST MARINE TRANSFER STATION NORTH PIER**  
**Asset # : 1843**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Deck							
	Concrete	65%			LIFE	**	5	\$59,800
	No Component	35%						
	Pile Caps							
	Concrete	5%			LIFE	**	5	\$200
	Timber	1%	4+	\$25,100	LIFE	**	4	\$3,900
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Timber	4%			LIFE	**	4	\$15,500
	Not Accessible	90%						
Piles and Bracing	Concrete	5%			LIFE	**	5	\$7,800
				<i>Erosion, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Tidal Zone Of Inshore Pedestals</i>				
	Steel	5%			LIFE	**	5	\$38,000
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Splash Zone</i>				
	Timber	5%			LIFE	**	4-5	\$11,100
				<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
	Not Accessible	85%						
Fender	Buffer							
	Rubber	60%			2036	**	4-5	\$26,100
	No Component	40%						
	Facing							
	Timber	10%	Now	\$78,400	2042	**	3	\$6,500
				<i>Broken, Extent : Severe, Area Affected : 75%</i>				
				<i>Location : Along Portions Of South Face</i>				
				<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : South End</i>				
	Timber	30%			2036	**	3	\$19,600
Wales and Chocks	No Component	50%						
	Not Accessible	10%						
	Timber	15%	Now	\$125,600	2042	**	4	\$13,500
				<i>Missing Part, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Several Sections Along North Side</i>				
	Timber	35%			2036	**	4	\$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%			2026				
	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.

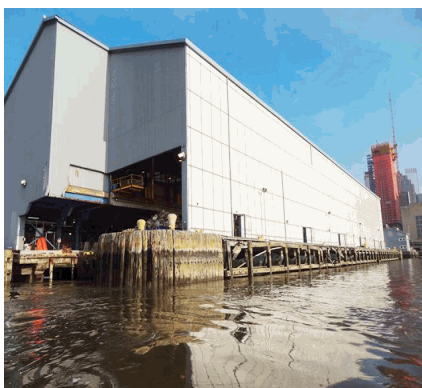
Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Piers	\$64,200	\$3,600	\$18,100	\$500
<b>Total</b>	<b>\$64,200</b>	<b>\$3,600</b>	<b>\$18,100</b>	<b>\$500</b>
Importance Code A			\$1,700	
Importance Code B	\$64,200	\$3,600	\$16,400	\$500
<b>Total</b>	<b>\$64,200</b>	<b>\$3,600</b>	<b>\$18,100</b>	<b>\$500</b>



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

**DEPARTMENT OF SANITATION - 827**  
**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>				
No Component		50%						
	Not Accessible	10%						
Wales and Chocks	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$64,600	
<b>Total</b>	<b>\$64,600</b>	
Importance Code A	\$64,600	
<b>Total</b>	<b>\$64,600</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$55,000	
<b>Total</b>	<b>\$55,000</b>	
Importance Code B	\$55,000	
<b>Total</b>	<b>\$55,000</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$146,600			
<b>Total</b>	<b>\$146,600</b>			
Importance Code A	\$49,000			
Importance Code B	\$97,500			
<b>Total</b>	<b>\$146,600</b>			



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

**DEPARTMENT OF SANITATION - 827**  
**BULKHEAD 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%			2026	\$55,000			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steel Mesh In Timber Frame							
	Timber	50%			2026	\$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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
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>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$91,600			\$100
<b>Total</b>	<b>\$91,600</b>			<b>\$100</b>
Importance Code A				
Importance Code B	\$47,200			\$100
Importance Code C	\$44,400			
<b>Total</b>	<b>\$91,600</b>			<b>\$100</b>



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

**DEPARTMENT OF SANITATION - 827**  
**DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL**  
**Asset # : 1821**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall	Concrete	2%			LIFE	**	5		
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Under Pier							
	No Component	90%							
	Not Accessible	8%							
Revetment									
Stone		10%	4+	\$44,400	LIFE	**	5	\$400	
		Settlement, Extent : Moderate, Area Affected : 20%							
		Location : At Top And Mid Slope							
	No Component	90%							
Sheet Piles									
Steel		10%			LIFE	**			
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Southwest Of Inshore End Of Pier							
	Timber	50%	Now	\$1,070,900	LIFE	**	4	\$5,500	
		Rotting/Splitting, Extent : Light, Area Affected : 25%							
		Location : Above Mean Low Water Elevation							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Fill Loss Through Sheet Piles Evident By Settlement/sinkholes In Asphalt							
		Explanation : Fill Loss							
	No Component	10%							
	Not Accessible	30%							
Wales									
Timber		60%			LIFE	**	4	\$5,300	
	No Component	40%							
Backfill									
Fill	Topsoil	40%	Now	\$50,400	2071	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Inshore Of Gravity Wall And Along Timber Bulkhead							
		Explanation : Sinkholes							
	Not Accessible	60%							
Surface									
Asphalt		65%	Now	\$41,700	2046	**	5	\$2,200	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Sinkholes Along Timber Bulkhead							
	Asphalt	20%			2040	**	5	\$1,300	
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Isolated Locations							
	Not Accessible	15%							
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**  
**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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**Asset Name** : E. 91 ST MARINE TRANSFER STATION BULKHEAD  
**Address** : ALONG FDR FROM SS OF E 93 ST TO NORTH SIDE OF E90TH ST PIER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0001.025 / 15725 **Yr Built/Renovated** : 2019 /  
**Linear Ft** : 1,064 **Project Type** : SANITATION  
**Date of Survey** : 19-Oct-2023 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1587 **Lot** : 27 **BIN** :

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Bulkheads	\$493,700	\$545,900
<b>Total</b>	<b>\$493,700</b>	<b>\$545,900</b>
Importance Code A	\$493,700	\$52,700
Importance Code B		\$493,100
<b>Total</b>	<b>\$493,700</b>	<b>\$545,900</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Bulkheads	\$139,500		\$600	\$31,900
<b>Total</b>	<b>\$139,500</b>		<b>\$600</b>	<b>\$31,900</b>
Importance Code A	\$31,600			\$30,700
Importance Code B	\$107,800		\$600	\$1,200
<b>Total</b>	<b>\$139,500</b>		<b>\$600</b>	<b>\$31,900</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. 91 ST MARINE TRANSFER STATION BULKHEAD**  
**Asset # : 15725**

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								
	Conc w/Stone Face	33%			LIFE	**	5	\$63,300	
		Cracking, Extent : Light, Area Affected : 20% Location : Isolated Locations Throughout							
	Conc w/Stone Face	2%	Now	\$164,600	LIFE	**	5	\$1,900	
		Displaced Elements, Extent : Severe, Area Affected : 2% Location : Displaced Cap Stone At 725 Feet From North Spalling, Extent : Severe, Area Affected : 50% Location : At Expansion Joints							
	Conc w/Stone Face	20%	4+	\$329,100	LIFE	**	5	\$19,200	
		Erosion, Extent : Moderate, Area Affected : 50% Location : In Tidal Zone And At Expansion Joints							
	Not Accessible	45%							
Backfill									
	Fill								
	Topsoil	2%	Now	\$4,600	2075	**			
		Sinkhole, Extent : Severe, Area Affected : 100% Location : Sinkholes At 683, 725, 767, And 806 From The North							
	Not Accessible	98%							
Surface									
	Asphalt	20%			2044	**	5	\$2,400	
		Worn, Extent : Light, Area Affected : 100% Location : 830 To 875 Feet From North							
	Brick Pavers	25%			2051	**	5	\$3,000	
	Brick Pavers	5%	0-2	\$48,900	2060	**	5	\$300	
		Missing Part, Extent : Moderate, Area Affected : 20% Location : From 0 To 90 And 750 To 810 Feet From The North							
	Cobblestone	20%			2055	**	5	\$3,200	
		Settlement, Extent : Light, Area Affected : 100% Location : 875 To 990 Feet From North							
	Gravel	5%	2-4	\$3,500	2044	**	2-5	\$100	
		Erosion, Extent : Moderate, Area Affected : 50% Location : 90 To 150 Feet From North Other Observation, Extent : Light, Area Affected : 2% Location : Throughout Gravel Area Explanation : Exposed Filter Fabric							
	Topsoil	25%			2033	\$26,100	5	\$1,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 0 To 90 And 150 To 380 Feet From The North End Of Asset Explanation : Topsoil Location							

**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**  
**E. 91 ST MARINE TRANSFER STATION BULKHEAD**  
**Asset # : 15725**

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	80%	4+	\$49,300	2033	\$493,100			
	Corrosion, Extent : Light, Area Affected : 5%							
	Location : Throughout							
No Component	20%							
Electrical								
Lighting Fixture								
Incandescent	100%			2029	\$30,700			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 14 Lights							
	Explanation : Light Count							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 950 **Project Type** : SANITATION  
**Date of Survey** : 25-Mar-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Bulkheads	\$650,300	
<b>Total</b>	<b>\$650,300</b>	
Importance Code B	\$566,900	
Importance Code C	\$83,400	
<b>Total</b>	<b>\$650,300</b>	

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Bulkheads	\$32,800		\$3,000	\$8,700
<b>Total</b>	<b>\$32,800</b>		<b>\$3,000</b>	<b>\$8,700</b>
Importance Code B	\$30,700		\$3,000	\$8,700
Importance Code C	\$2,100			
<b>Total</b>	<b>\$32,800</b>		<b>\$3,000</b>	<b>\$8,700</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 #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	\$60,600	LIFE	**			
		Corrosion, Extent : Severe, Area Affected : 75% Location : Along Entire Length Of Asset							
	Steel	40%			LIFE	**	10	\$2,100	
		Corrosion, Extent : Light, Area Affected : 75% Location : Along Entire Length Of Asset							
	Steel	15%	Now	\$22,700	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100% Location : Between 220 And 274 Feet, 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	**	10		
	Corrosion, Extent : Light, Area Affected : 10% Location : Visible At Missing Fenders								
	Not Accessible	95%							
Backfill	Fill								
	Topsoil	15%	Now	\$30,700	2075	**			
		Sinkhole, Extent : Severe, Area Affected : 100% Location : From 18 To 26 Feet, 43 To 375 Feet, 420 To 492 Feet, And 617 To 794 Feet From The East End And The Western 160 Feet							
	Not Accessible	85%							
Surface	Asphalt	15%	Now	\$39,100	2050	**	5	\$800	
		Erosion, Extent : Severe, Area Affected : 100% Location : Eastern 100 Feet And Isolated Locations Along Asset							
	Asphalt	25%			2038	**	5	\$2,700	
		Cracking, Extent : Light, Area Affected : 10% Location : Isolated Across Entire Asset							
	Asphalt	25%	Now	\$26,000	2044	**	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	\$13,000	2050	**	5	\$300	
	Settlement, Extent : Severe, Area Affected : 100% Location : 715 To 760 Feet From The East End								
	Concrete	30%			2038	**	5	\$3,300	
	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%	0-2	\$47,100	2044	* *	3	\$13,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 25%									
Location : Isolated Locations Across Fendering									
	Timber	35%	Now	\$157,100	2050	* *	3	\$13,100	
Broken, Extent : Severe, Area Affected : 100%									
Location : Primarily In The Western Half									
	No Component	5%							
	Not Accessible	25%							
Piles									
	Timber	5%	4+	\$94,900	2050	* *	4	\$1,100	
Marine Borer Infestation, Extent : Moderate, Area Affected : 25%									
Location : Tidal Zone									
	Timber	10%	Now	\$189,700	2050	* *	4	\$2,300	
Broken, Extent : Severe, Area Affected : 100%									
Location : Throughout Asset									
	No Component	5%							
	Not Accessible	80%							

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 25-Mar-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2685 **Lot** : 1 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$971,000	
<b>Total</b>	<b>\$971,000</b>	
Importance Code A	\$802,400	
Importance Code B	\$168,600	
<b>Total</b>	<b>\$971,000</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$92,700		\$2,200	\$4,700
<b>Total</b>	<b>\$92,700</b>		<b>\$2,200</b>	<b>\$4,700</b>
Importance Code B	\$51,600		\$2,200	\$4,700
Importance Code C	\$41,100			
<b>Total</b>	<b>\$92,700</b>		<b>\$2,200</b>	<b>\$4,700</b>



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



**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD**  
**Asset # : 4155**

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							
	Steel	55%			LIFE	**	10	\$1,700	
	Steel	15%	Now	\$13,100	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet And Isolated Connections Throughout							
		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	20%	2-4	\$534,900	LIFE	**			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : Tidal Zone							
	Not Accessible	70%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : Behind Fender System								
Backfill	Fill								
	Topsoil	30%	Now	\$35,500	2075	**			
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet Behind Sheet Piles Extending Under The Adjacent Building And Platform, 15 Feet Deep							
		Not Accessible	70%						
Surface	Asphalt	10%			2038	**	5	\$600	
	Concrete	60%			2038	**	5	\$3,800	
	Topsoil	30%	Now	\$16,200	2035	\$16,200	5	\$400	
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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									
Facing									
	Timber	30%	Now	\$77,800	2050	* *	3	\$6,500	
Broken, Extent : Severe, Area Affected : 100%									
Location : Western 50 Feet And Isolated Along Asset									
	Timber	35%	Now	\$90,800	2050	* *	3	\$7,500	
Rotting/Splitting, Extent : Moderate, Area Affected : 75%									
Location : Isolated Locations Along Entire Asset									
	No Component	10%							
	Not Accessible	25%							
Wales and Chocks									
	Not Accessible	100%							

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

Print Date : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$42,800			\$12,400
<b>Total</b>	<b>\$42,800</b>			<b>\$12,400</b>
Importance Code A	\$29,800			
Importance Code B	\$13,000			\$12,400
Importance Code C				
<b>Total</b>	<b>\$42,800</b>			<b>\$12,400</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**  
**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	\$3,600	
	No Component	80%							
	Facing								
	Timber	90%			2041	* *	3	\$32,100	
		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	\$8,900	
		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	\$3,700	
		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	\$1,400	
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029</b>	<b>FY 2030 - 2035</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 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Bulkheads	\$1,800			
<b>Total</b>	<b>\$1,800</b>			
Importance Code A				
Importance Code B	\$1,800			
<b>Total</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	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	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	70%			2041		* *	5	\$3,500
		Settlement, Extent : Light, Area Affected : 15%							
		Location : Offshore 3 Feet, Intermittently In Northern 310 Feet							
	Gravel	15%			2045		* *	2-5	\$200
	Topsoil	15%			2030	\$6,500	5		\$300
Deck Elements									
	Railing								
	Steel	100%			2030	\$253,800			
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Isolated Areas							
Electrical									
	Lighting Fixture								
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$292,000	
<b>Total</b>	<b>\$292,000</b>	
Importance Code C	\$292,000	
<b>Total</b>	<b>\$292,000</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$2,200			
<b>Total</b>	<b>\$2,200</b>			
Importance Code A				
Importance Code B	\$2,200			
Importance Code C				
<b>Total</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		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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 375 **Project Type** : SANITATION  
**Date of Survey** : 27-Feb-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2600 **Lot** : 1 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$2,200		\$900	
<b>Total</b>	<b>\$2,200</b>		<b>\$900</b>	
Importance Code B			\$900	
Importance Code C	\$2,200			
<b>Total</b>	<b>\$2,200</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**  
**REVTMENT - QUEENS WEST 5 GARAGE**  
**Asset # : 14019**

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	Revetment								
	Stone	100%			LIFE	* *	5	\$4,500	
		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%			2033	\$36,800	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Northern 350 Feet Of Asset							
		Explanation : Vegetation							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
Bulkheads	\$76,200	
<b>Total</b>	<b>\$76,200</b>	
Importance Code C	\$76,200	
<b>Total</b>	<b>\$76,200</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$8,800	\$200		\$200
<b>Total</b>	<b>\$8,800</b>	<b>\$200</b>		<b>\$200</b>
Importance Code A				\$100
Importance Code B	\$8,800	\$200		\$200
Importance Code C				
<b>Total</b>	<b>\$8,800</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**  
**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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$78,100	\$8,200		\$4,000
<b>Total</b>	<b>\$78,100</b>	<b>\$8,200</b>		<b>\$4,000</b>
Importance Code B	\$78,100	\$8,200		\$4,000
Importance Code C				
<b>Total</b>	<b>\$78,100</b>	<b>\$8,200</b>		<b>\$4,000</b>



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

**DEPARTMENT OF SANITATION - 827**  
**S.W. BROOKLYN 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	\$10,500	
	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	\$18,000	
	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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 2026 - 2029	FY 2030 - 2035
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 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$34,700			
<b>Total</b>	<b>\$34,700</b>			
Importance Code A				
Importance Code B	\$34,700			
<b>Total</b>	<b>\$34,700</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**  
**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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 01-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 301 **BIN** :

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Bulkheads	\$4,322,600	
<b>Total</b>	<b>\$4,322,600</b>	
Importance Code A	\$3,410,400	
Importance Code B	\$858,300	
Importance Code C	\$53,800	
<b>Total</b>	<b>\$4,322,600</b>	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$43,500			\$2,600
<b>Total</b>	<b>\$43,500</b>			<b>\$2,600</b>
Importance Code A				
Importance Code B	\$43,500			\$2,600
Importance Code C				
<b>Total</b>	<b>\$43,500</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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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%	4+	\$7,200	LIFE	**	5	\$200
		Cracking, Extent : Moderate, Area Affected : 25%						
		Location : Intermittent Locations Throughout Western 200 Feet						
	No Component	10%						
Piles and Bracing	Timber	5%	Now	\$87,800	2050	**	4	\$5,100
		Broken, Extent : Severe, Area Affected : 30%						
		Location : Below Concrete Cap						
		Rotting/Splitting, Extent : Severe, Area Affected : 30%						
	Not Accessible	95%						
Sheet Piles	Steel	100%	Now	\$3,322,700	LIFE	**		1
		Broken, Extent : Severe, Area Affected : 100%						
		Location : Within Splash Zone For Full Length Of Asset						
		Corrosion, Extent : Severe, Area Affected : 30%						
		Location : Within Splash Zone For Full Length Of Asset						
		Excess Deflection, Extent : Severe, Area Affected : 30%						
		Location : At East End Of Asset						
Backfill	Fill							
	Sand	40%	Now	\$54,200	2065	**	5	\$300
		Loss of Backfill, Extent : Severe, Area Affected : 60%						
		Location : Full Length Of Asset						
		Settlement, Extent : Severe, Area Affected : 100%						
	Not Accessible	60%						
Surface	Stone	25%			2050	**	10	
	Stone	10%	Now	\$62,700	2050	**		
		Sinkhole, Extent : Severe, Area Affected : 15%						
		Location : Isolated Locations Behind Sheetting At Western 200 Feet						
	Topsoil	65%	Now	\$43,500	2035	\$43,500	5	\$1,000
		Erosion, Extent : Severe, Area Affected : 100%						
		Location : Eastern 450 Feet						
		Settlement, Extent : Severe, Area Affected : 60%						
		Location : Eastern 450 Feet						
		Other Observation, Extent : Severe, Area Affected : 60%						
		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	\$311,600	2050	* *	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	\$429,900	2050	* *	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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 29-Feb-2024 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2525 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>	<b>FY 2030 - 2035</b>
Bulkheads	\$56,700	\$260,700
<b>Total</b>	<b>\$56,700</b>	<b>\$260,700</b>
Importance Code B	\$56,700	\$260,700
<b>Total</b>	<b>\$56,700</b>	<b>\$260,700</b>

<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Bulkheads	\$40,500		\$5,100	\$6,000
<b>Total</b>	<b>\$40,500</b>		<b>\$5,100</b>	<b>\$6,000</b>
Importance Code B	\$40,500		\$5,100	\$6,000
<b>Total</b>	<b>\$40,500</b>		<b>\$5,100</b>	<b>\$6,000</b>



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

**DEPARTMENT OF SANITATION - 827**  
**STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.**  
**Asset # : 1822**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Sheet Piles							
	Steel	25%			LIFE	**	10	
		Displaced Elements, Extent : Light, Area Affected : 10%						
		Location : Sheet Pile Is Separating From Concrete Coping With Gap Up To 2 Inches Wide On East Side						
	Not Accessible	75%						
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	80%			2044	**	5	\$4,100
		Cracking, Extent : Light, Area Affected : 10%						
		Location : Isolated Locations						
	Not Accessible	20%						
Fender	Buffer							
	Rubber	10%			2044	**	4-5	\$1,200
	No Component	90%						
	Facing							
	Timber	50%			2044	**	3	\$11,800
	Timber	10%	2-4	\$21,300	2050	**	3	\$1,800
		Rotting/Splitting, Extent : Moderate, Area Affected : 30%						
		Location : Eastern 55 Feet Of Asset						
	No Component	40%						
	Wales and Chocks							
	Timber	40%			2044	**	4	\$9,800
		Rotting/Splitting, Extent : Light, Area Affected : 10%						
		Location : Isolated On Upper Wale						
	Timber	10%	2-4	\$56,700	2050	**	4	\$2,400
		Rotting/Splitting, Extent : Moderate, Area Affected : 100%						
		Location : Eastern 60 Feet Of Asset						
	Not Accessible	50%						
Deck Elements	Railing							
	Steel	90%			2033	\$234,600		
		Corrosion, Extent : Light, Area Affected : 50%						
		Location : Entire Railing						
		Missing Coating, Extent : Moderate, Area Affected : 50%						
		Location : Entire Railing Risers						
	Steel	10%	Now	\$13,000	2033	\$26,100		
		Other Observation, Extent : Severe, Area Affected : 80%						
		Location : At East End 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%			2036		* *		
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%									
Location : Entire Parapet Wall									
	Concrete	5%	4+	\$3,200	2036		* *		
Excess Deflection, Extent : Light, Area Affected : 2%									
Location : Parapet Wall Separating At Joint 240 Feet From East End Of Asset									
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 : 15-Aug-2024

**DEPARTMENT OF SANITATION - FY 2025**

**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** : 01-Nov-2023 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 306 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Bulkheads	\$9,000		\$200	\$3,800
<b>Total</b>	<b>\$9,000</b>		<b>\$200</b>	<b>\$3,800</b>
Importance Code B			\$200	\$3,800
Importance Code C	\$9,000			
<b>Total</b>	<b>\$9,000</b>		<b>\$200</b>	<b>\$3,800</b>



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

**DEPARTMENT OF SANITATION - 827**  
**STONE REVETMENT AT NEW FULTON FISH MARKET**  
**Asset # : 1826**

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	5%	Now	\$3,900	LIFE	* *	5		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Vehicle Impact Damage At 400 Feet To 450 Feet From East End Of Asset							
	Concrete	95%			LIFE	* *	5-10	\$1,300	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Intermittent Locations							
	Revetment								
	Stone	100%			LIFE	* *	5	\$8,900	
	Backfill	Fill							
Not Accessible		100%							
Surface									
Asphalt		90%			2044	* *	5	\$7,600	
	Topsoil	10%			2033	\$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**

<b>CAPITAL</b>	<b>FY 2026 - 2029</b>		<b>FY 2030 - 2035</b>	
Miscellaneous Buildings	470,100		156,700	
<b>EXPENSE</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>
Miscellaneous Buildings	23,600	7,700	7,700	7,600

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
1848	FRESH KILLS I MAINTENANCE	2,016	152,300	5,700
1850	FRESH KILLS I OFFICE 2	168	0	9,900
1851	FRESH KILLS I GUARD HOUSE	128	0	7,500
1852	FRESH KILLS I OFFICE 3	600	45,300	1,700
1853	FRESH KILLS II PUMP HOUSE	980	74,100	2,800
1854	FRESH KILLS II GENERATOR HOUSE	400	17,300	6,300
1855	FRESH KILLS II SCALE HOUSE	780	58,900	2,200
1856	FRESH KILLS II WALKWAY	3,690	278,800	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.*