

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : 125TH STREET PARKING GARAGE 5 LEVEL GARAGE  
**Address** : 121 WEST 125TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0028.000 / 4334 **Yr Built/Renovated** : 1972 / 2005  
**Area Sq Ft** : 155,197 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 13-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 1910 **Lot** : 1 **BIN** : 1081601

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$283,700             | \$400,900             |
| Interior Architecture | \$196,700             | \$423,700             |
| Electrical            | \$1,404,800           | \$2,110,500           |
| <b>Total</b>          | <b>\$1,885,200</b>    | <b>\$2,935,100</b>    |
| Importance Code A     | \$283,700             | \$400,900             |
| Importance Code B     | \$1,601,500           | \$2,534,200           |
| <b>Total</b>          | <b>\$1,885,200</b>    | <b>\$2,935,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$6,200         |                 |                 | \$52,400         |
| Interior Architecture | \$34,600        |                 |                 | \$500            |
| Electrical            | \$11,600        | \$12,400        | \$16,500        | \$33,300         |
| Mechanical            | \$12,300        | \$3,100         | \$6,000         | \$38,900         |
| Elevators/Escalators  | \$4,900         | \$4,900         | \$4,900         | \$4,900          |
| <b>Total</b>          | <b>\$69,700</b> | <b>\$20,500</b> | <b>\$27,500</b> | <b>\$130,100</b> |
| Importance Code A     | \$12,200        |                 | \$600           | \$52,700         |
| Importance Code B     | \$57,500        | \$20,500        | \$26,800        | \$77,400         |
| Importance Code C     |                 |                 |                 |                  |
| <b>Total</b>          | <b>\$69,700</b> | <b>\$20,500</b> | <b>\$27,500</b> | <b>\$130,100</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**125TH STREET PARKING GARAGE 5 LEVEL GARAGE**

**Asset # : 4334**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 10%            |                   |                | LIFE               | **             | 5           | \$19,000       |          |
| Masonry: Brick Cavity  | 55%            |                   |                | LIFE               | **             | 5           | \$167,600      |          |
| Metal Panel  | 5%             |                   |                | 2036               | **             | 5-10        | \$104,700      |          |
| Metal Coiling Doors  | 5%             |                   |                | 2031               | **             | 5           | \$47,600       |          |
| Metal: Cage/Fence  | 15%            |                   |                | 2039               | **             | 5           | \$200,000      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : At Wall Openings</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Protective Metal Grilles</i>                        |                |                   |                |                    |                |             |                |          |
| Window Wall  | 10%            |                   |                | 2046               | **             | 5           | \$114,300      |          |
| Parapets   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity  | 80%            |                   |                | LIFE               | **             | 5           | \$5,200        |          |
| Metal Rail   | 15%            | Now               | \$5,100        | 2031               | **             | 5           | \$6,900        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete  | 5%             | Now               | \$1,100        | LIFE               | **             | 5           | \$2,000        |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>   |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>   |                |                   |                |                    |                |             |                |          |
| Roof   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 95%            | Now               | \$126,600      | LIFE               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Elevator Lobby</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Level 4</i>  |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Due To Water Penetration On 4th Fl</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Elevator Out Of Service</i>                         |                |                   |                |                    |                |             |                |          |
| Roll Roofing   | 5%             |                   |                | 2022               |                | 5           | \$8,300        |          |
| Interior   |                |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**125TH STREET PARKING GARAGE 5 LEVEL GARAGE**

**Asset # : 4334**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 93%               | Now                      | \$196,700             | LIFE                      | **                    | 5                  | \$423,700             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Panel/Paver: Cer/Brk  | 5%                |                          |                       | 2042                      | **                    | 5                  | \$23,400              |                 |
| Vinyl Tile  | 2%                | 0-2                      | \$34,600              | 2036                      | **                    | 3                  | \$1,600               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 20%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Concrete Masonry Unit   | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$23,700              |                 |
| Gypsum Board  | 3%                |                          |                       | LIFE                      | **                    | 5                  | \$1,500               |                 |
| Masonry: Brick  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Metal Panel   | 2%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete  | 98%               |                          |                       | LIFE                      | **                    | 5                  | \$31,900              |                 |
| Plaster   | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$2,600               |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2026                      | \$4,700               | 5                  | \$700                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 800 Amps, One 400 Amps And One 200 Amps Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2024                      | \$15,400              | 5                  | \$600                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 112.5 Kva 208pri-480/277sec</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2026                      | \$95,500              | 5                  | \$700                 |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2026                      | \$22,000              | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2025                      | \$2,900               | 5                  | \$200                 |                 |
| Molded Case Bkrs  | 95%               |                          |                       | 2025                      | \$55,500              | 5                  | \$3,900               |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2026                      | \$48,100              | 1                  |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**125TH STREET PARKING GARAGE 5 LEVEL GARAGE**

**Asset # : 4334**

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts              |                   |   |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |                   |   |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |   |                       | 2024                      | \$112,400             | 5                  | \$1,000               |                 |
| Ground                       |                   |   |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | LIFE                      | * *                   | 5                  | \$2,300               |                 |
| Lighting                     |                   |   |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%               |   |                       | 2036                      | * *                   | 10                 | \$12,800              |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 5%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Office Only</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Using T-8 Lamps</i>                            |                       |                           |                       |                    |                       |                 |
| HID                          | 70%               |   |                       | 2021                      | \$777,400             | 10                 | \$3,200               |                 |
| HID                          | 20%               |   |                       | 2036                      | * *                   | 10                 | \$900                 |                 |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 30%               |   |                       | 2021                      | \$55,000              | 10                 | \$10,100              |                 |
| Emergency, Battery           | 20%               |   |                       | 2036                      | * *                   | 10                 | \$6,700               |                 |
| Exit, Service                | 30%               |   |                       | 2036                      | * *                   | 1                  |                       |                 |
| Exit, Service                | 20%               |   |                       | 2021                      | \$7,300               | 1                  |                       |                 |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| HID                          | 100%              |   |                       | 2021                      | \$572,400             | 10                 | \$500                 |                 |
| Alarm                        |                   |   |                       |                           |                       |                    |                       |                 |
| Security System              |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 50%               |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 50%               |   |                       | 2026                      | \$229,300             | 1                  | \$29,000              |                 |
| Fire/Smoke Detection         |                   |   |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%              |   |                       | 2026                      | \$1,569,800           | 1-3                | \$95,600              |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>                                      |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                 |
| Electricity                  | 5%                |  |                       | 2036                      | * *                   | 1                  |                       |                 |
| No Component                 | 95%               |  |                       |                           |                       |                    |                       |                 |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                 |
| Radiant Heater               | 5%                | Now  | \$6,000               | 2026                      | \$29,900              | 2                  | \$2,600               |                 |
|                              |                   | <i>Not in Service, Extent : Severe, Area Affected : 2%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Fire Suppression Control Room</i>            |                       |                           |                       |                    |                       |                 |
| No Component                 | 95%               |  |                       |                           |                       |                    |                       |                 |
| Air Conditioning             |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                 |
| Electricity                  | 5%                |  |                       | 2034                      | * *                   | 1                  |                       |                 |
| No Component                 | 95%               |  |                       |                           |                       |                    |                       |                 |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit             | 5%                |  |                       | 2021                      | \$14,000              | 1                  |                       |                 |
| No Component                 | 95%               |  |                       |                           |                       |                    |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
125TH STREET PARKING GARAGE 5 LEVEL GARAGE**

**Asset # : 4334**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>           |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Distribution</b>          |                   |                          |  |                           |                       |                    |                       |                 |
| Ductwork/Diffusers           | 15%               |                          |  | LIFE                      | **                    | 2-5                | \$11,600              |                 |
| No Component                 | 85%               |                          |  |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>          |                   |                          |  |                           |                       |                    |                       |                 |
| Wall Unit                    | 15%               |                          |  | 2026                      | \$30,800              | 2                  | \$600                 |                 |
| No Component                 | 85%               |                          |  |                           |                       |                    |                       |                 |
| <b>Plumbing</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>      |                   |                          |  |                           |                       |                    |                       |                 |
| Galv Iron/Steel              | 10%               |                          |  | 2031                      | **                    | 1                  |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| <b>Water Heater</b>          |                   |                          |  |                           |                       |                    |                       |                 |
| Electric                     | 5%                |                          |  | 2021                      | \$1,100               | 4                  |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 5%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Janitors Closet</i>                              |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 1 - 10 Gallon Unit</i>                        |                           |                       |                    |                       |                 |
| No Component                 | 95%               |                          |  |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>       |                   |                          |  |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |  | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>    |                   |                          |  |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |  | LIFE                      | **                    | 1                  |                       |                 |
| <b>Fixtures</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |  |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>    |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Elevators</b>             |                   |                          |  |                           |                       |                    |                       |                 |
| Hydraulic                    | 100%              |                          |  | LIFE                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : 1-4</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : One Unit / Out Of Service For Long Time</i>   |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Standpipe</b>             |                   |                          |  |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |  | 2036                      | **                    | 1-5                | \$72,800              |                 |
| <b>Sprinkler</b>             |                   |                          |  |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                          |  |                           |                       |                    |                       |                 |
| Generic                      | 20%               |                          |  | 2036                      | **                    | 1-2                | \$7,800               |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 20%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Basement Level</i>                               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Serves Basement Level Only</i>                |                           |                       |                    |                       |                 |

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : 23RD ST. MARINA PARKING GARAGE  
**Address** : EAST 23RD ST. & EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP030.000 / 2135 **Yr Built/Renovated** :  
**Area Sq Ft** : 217,800 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 15-Jun-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,6,8  
**Block** : 991 **Lot** : 50 **BIN** : 1086214

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$188,000             | \$184,400             |
| Interior Architecture | \$1,756,200           | \$595,500             |
| Electrical            | \$742,500             | \$18,100              |
| <b>Total</b>          | <b>\$2,686,800</b>    | <b>\$798,000</b>      |
| Importance Code A     | \$188,000             | \$202,500             |
| Importance Code B     | \$2,130,300           | \$595,500             |
| Importance Code C     | \$368,500             |                       |
| <b>Total</b>          | <b>\$2,686,800</b>    | <b>\$798,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$4,800         |                 |                 | \$16,400        |
| Interior Architecture | \$15,100        | \$7,400         |                 | \$3,700         |
| Electrical            | \$13,000        | \$12,200        | \$10,200        | \$41,000        |
| Mechanical            | \$9,500         |                 | \$1,200         | \$300           |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$50,400</b> | <b>\$27,600</b> | <b>\$19,200</b> | <b>\$69,300</b> |
| Importance Code A     | \$4,800         |                 |                 | \$16,600        |
| Importance Code B     | \$36,300        | \$27,600        | \$19,200        | \$52,700        |
| Importance Code C     | \$9,200         |                 |                 |                 |
| <b>Total</b>          | <b>\$50,400</b> | <b>\$27,600</b> | <b>\$19,200</b> | <b>\$69,300</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**23RD ST. MARINA PARKING GARAGE**  
**Asset # : 2135**

| Architecture           | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior               |  |                   |                |                    |                |             |                |          |
| Exterior Walls         |  |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 33%  |                   |                | LIFE               | **             | 5           | \$143,900      |          |
|                        | <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Locations</i>                                  |                   |                |                    |                |             |                |          |
|                        | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Locations</i>                                  |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 10%  | 4+                | \$51,400       | LIFE               | **             | 5           | \$8,700        |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Locations</i>                                  |                   |                |                    |                |             |                |          |
| Metal, Corrugated      | 45%  | Now               | \$55,900       | 2046               | **             | 1           |                |          |
|                        | <i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : 1st Floor At Waters Edge</i>                           |                   |                |                    |                |             |                |          |
|                        | <i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : 1st Floor</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>      |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Locations</i>                                  |                   |                |                    |                |             |                |          |
| Metal Coiling Doors    | 2%   | Now               | \$4,800        | 2043               | **             | 5           | \$2,700        |          |
|                        | <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : 1st Floor</i>  |                   |                |                    |                |             |                |          |
| Window Wall            | 10%  |                   |                | 2036               | **             | 5           | \$32,700       |          |
| Windows                |  |                   |                |                    |                |             |                |          |
| Steel                  | 100%   | 0-2               | \$80,700       | 2048               | **             | 5           | \$33,000       |          |
|                        | <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Roof Bulkhead Stair Tower</i>                          |                   |                |                    |                |             |                |          |
|                        | <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Stairs</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Stairs</i>   |                   |                |                    |                |             |                |          |
| Parapets               |  |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 100%   |                   |                | LIFE               | **             | 5           | \$40,500       |          |
|                        | <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Locations</i>                                  |                   |                |                    |                |             |                |          |
| Roof                   |  |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 95%  |                   |                | LIFE               | **             |             |                |          |
| Not Accessible         | 5%   |                   |                |                    |                |             |                |          |
|                        | <i>Other Observation, Extent : Light, Area Affected : 0%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Roof Over Stair Tower</i>                              |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Not Accessible</i>                                  |                   |                |                    |                |             |                |          |

## Interior

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**23RD ST. MARINA PARKING GARAGE**  
**Asset # : 2135**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 85%            | 2-4               | \$256,100      | LIFE               | **             | 5           | \$551,500      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair Tower And Mechanical Spaces</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Light, Area Affected : 5%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair Tower</i>  |                |                   |                |                    |                |             |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |                |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%             |                   |                | 2029               | **             | 5           | \$14,800       |          |
| Vinyl Tile   | 10%            | Now               | \$246,300      | 2036               | **             | 3           | \$11,100       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 75%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Offices</i>                                 |                |                   |                |                    |                |             |                |          |
| <hr/>  |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 70%            | 4+                | \$368,500      | LIFE               | **             |             |                |          |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 15%            | 2-4               | \$9,200        | LIFE               | **             | 5           | \$1,700        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair Tower</i>  |                |                   |                |                    |                |             |                |          |
| Gypsum Board   | 5%             |                   |                | LIFE               | **             | 5           | \$900          |          |
| Masonry: Brick   | 5%             |                   |                | LIFE               | **             |             |                |          |
| SGFT/Glazed Masonry  | 5%             |                   |                | LIFE               | **             |             |                |          |
| <hr/>  |                |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>  |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 5%             | Now               | \$5,900        | 2039               | **             | 5           | \$7,400        |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Offices</i>                                 |                |                   |                |                    |                |             |                |          |
| Exposed Concrete   | 95%            | Now               | \$885,400      | LIFE               | **             | 5           | \$44,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Below Levels 7 And 8</i>                               |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 30%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Below Levels 7 And 8</i>                               |                |                   |                |                    |                |             |                |          |
| <hr/>  |                |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>  |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**23RD ST. MARINA PARKING GARAGE**  
**Asset # : 2135**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Pavements   |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers   | 100%              |                          |                       | 2035                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Of Building</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Parking/Driveway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              | Now                      | \$9,100               | 2035                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entrance</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 50%               |                          |                       | 2052                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor Corridor</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 600 Amps Main Disconnect Switch</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 50%               |                          |                       | 2026                      | \$18,100              | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor Corridor</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 400 Amps Main Disconnect Switch</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2052                      | **                    | 5                  | \$900                 |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2048                      | **                    | 5                  | \$5,700               |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$3,200               |                 |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 5%                |                          |                       | 2021                      | \$21,200              | 10                 | \$9,100               |                 |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 80%               |                          |                       | 2031                      | **                    |                    |                       |                 |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 50%               |                          |                       | 2036                      | **                    | 10                 | \$23,900              |                 |
| Exit, Service  | 50%               |                          |                       | 2034                      | **                    | 1                  |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
23RD ST. MARINA PARKING GARAGE  
Asset # : 2135**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID   | 50%               |                          |                       | 2021                      | \$401,700             | 10                 | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Photocell Control</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent   | 50%               |                          |                       | 2021                      | \$340,900             | 2                  | \$200                 |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component<br>Generic                       | 50%               |                          |                       | 2031                      | **                    | 1                  | \$40,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cameras And Card Readers For Access Control</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>No Component<br>Generic, Digital         | 50%               |                          |                       | 2031                      | **                    | 1-3                | \$67,100              |                 |
| <b>Mechanical</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity<br>No Component                     | 5%                |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Radiant Heater                           | 5%                |                          |                       | 2026                      | \$400                 | 2                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Office, First Floor</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4 Units - Small Base Board Type</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity                                     | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Split Unit<br>No Component               | 10%               |                          |                       | 2031                      | **                    |                    |                       |                 |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers                               | 7%                | Now                      | \$3,300               | LIFE                      | **                    | 2-5                | \$7,700               |                 |
| <i>Damaged, Extent : Moderate, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor Bathroom Exhaust</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 93%               |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans<br>Interior<br>No Component                         | 5%                |                          |                       | 2026                      | \$10,300              | 2                  | \$300                 |                 |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**23RD ST. MARINA PARKING GARAGE**  
**Asset # : 2135**

| <b>Mechanical</b>            | <b>Current Repair</b> |  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>              |                       |  |                       |                           |                       |                    |                       |                 |
| H/C Water Piping             |                       |  |                       |                           |                       |                    |                       |                 |
| Galv Iron/Steel              | 5%                    |  |                       | 2031                      | **                    | 1                  |                       |                 |
| No Component                 | 95%                   |  |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                       |  |                       |                           |                       |                    |                       |                 |
| Water Heater                 |                       |  |                       |                           |                       |                    |                       |                 |
| Electric                     | 100%                  | Now  | \$6,000               | 2026                      | \$30,000              | 4                  | \$1,200               |                 |
|                              |                       | <i>Unit Inoperable, Extent : Light, Area Affected : 10%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : 1st Floor</i>                                    |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                       |  |                       |                           |                       |                    |                       |                 |
| Sanitary Piping              |                       |  |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                  |  |                       | LIFE                      | **                    | 1                  |                       |                 |
| <hr/>                        |                       |  |                       |                           |                       |                    |                       |                 |
| Storm Drain Piping           |                       |  |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                  |  |                       | LIFE                      | **                    | 1                  |                       |                 |
| <hr/>                        |                       |  |                       |                           |                       |                    |                       |                 |
| <b>Fixtures</b>              |                       |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 95%                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 5%                    |  |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                       |  |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>    |                       |  |                       |                           |                       |                    |                       |                 |
| Elevators                    |                       |  |                       |                           |                       |                    |                       |                 |
| Geared Traction              | 100%                  |  |                       | LIFE                      | **                    |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : 1st : Roof</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : One Unit</i>                                  |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                       |  |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                       |  |                       |                           |                       |                    |                       |                 |
| Standpipe                    |                       |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |  |                       | 2036                      | **                    | 1-5                | \$1,000               |                 |
| <hr/>                        |                       |  |                       |                           |                       |                    |                       |                 |
| Sprinkler                    |                       |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 95%                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 5%                    |  |                       | 2036                      | **                    | 1-2                |                       |                 |
| <hr/>                        |                       |  |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : AUDUBON BALLROOM BUILDING  
**Address** : 3940 BROADWAY @ W.165 ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0029.000 / 4335 **Yr Built/Renovated** : 1912 / 2010  
**Area Sq Ft** : 16,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 13-May-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2124 **Lot** : 43 **BIN** : 1062993

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Mechanical        |                       | \$72,000              |
| <b>Total</b>      |                       | <b>\$72,000</b>       |
| Importance Code B |                       | \$72,000              |
| <b>Total</b>      |                       | <b>\$72,000</b>       |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,000         | \$7,700         |                 | \$22,100        |
| Interior Architecture | \$1,200         | \$17,000        | \$400           |                 |
| Electrical            | \$2,300         | \$2,900         | \$4,100         | \$17,200        |
| Mechanical            | \$2,100         | \$1,400         | \$3,400         | \$1,400         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$18,500</b> | <b>\$36,900</b> | <b>\$15,700</b> | <b>\$48,600</b> |
| Importance Code A     | \$5,900         | \$8,400         | \$900           | \$22,800        |
| Importance Code B     | \$12,600        | \$28,500        | \$14,800        | \$25,700        |
| Importance Code C     |                 |                 |                 |                 |
| <b>Total</b>          | <b>\$18,500</b> | <b>\$36,900</b> | <b>\$15,700</b> | <b>\$48,600</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**AUDUBON BALLROOM BUILDING**  
**Asset # : 4335**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 25%            | 0-2               | \$5,000        | LIFE               | **             | 5           | \$12,400       |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Street Facades</i>                                    |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 30%            |                   |                | LIFE               | **             | 5           | \$1,200        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Rear Of Building</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Stucco Applied</i>                                 |                |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 2%             |                   |                | LIFE               | **             | 5           | \$100          |          |
| Metal Panel   | 8%             |                   |                | 2046               | **             | 5-10        | \$3,500        |          |
| Stucco Cement   | 10%            |                   |                | 2039               | **             | 5           | \$1,600        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Rear Of Building</i>                                  |                |                   |                |                    |                |             |                |          |
| Window Wall   | 25%            |                   |                | 2046               | **             | 5           | \$5,900        |          |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |          |
| Steel   | 25%            |                   |                | 2034               | **             | 5           | \$13,700       |          |
| Wood  | 75%            |                   |                | 2042               | **             | 5           | \$32,900       |          |
| <b>Parapets</b>   |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 5%             |                   |                | LIFE               | **             | 5           | \$1,600        |          |
| Concrete Masonry Unit   | 25%            |                   |                | LIFE               | **             | 5           | \$1,200        |          |
| Metal Cornice   | 60%            |                   |                | 2041               | **             | 10          | \$8,200        |          |
| Stucco Cement   | 10%            |                   |                | 2031               | **             | 5           | \$1,100        |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 5%             |                   |                | 2026               | \$4,200        | 10          | \$700          |          |
| Spray-on Foam   | 95%            |                   |                | 2031               | **             | 5           | \$18,900       |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |                |                   |                |                    |                |             |                |          |
| Carpet  | 30%            |                   |                | 2022               | \$89,300       | 3           | \$10,800       |          |
| Cast in Place Concrete  | 10%            |                   |                | LIFE               | **             | 5           | \$5,200        |          |
| Ceramic Tile  | 3%             |                   |                | 2035               | **             | 5           | \$700          |          |
| Terrazzo  | 22%            |                   |                | LIFE               | **             | 5           | \$4,100        |          |
| Vinyl Tile  | 5%             |                   |                | 2031               | **             | 3           | \$400          |          |
| Wood  | 30%            |                   |                | 2054               | **             | 5           | \$13,400       |          |
| <b>Interior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 5%             |                   |                | LIFE               | **             | 5           | \$500          |          |
| Glass: Single Pane  | 5%             |                   |                | LIFE               | **             | 5           | \$900          |          |
| Gypsum Board  | 65%            |                   |                | LIFE               | **             | 5           | \$9,200        |          |
| Plaster   | 25%            |                   |                | LIFE               | **             | 5           | \$1,800        |          |
| <b>Ceilings</b>   |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 55%            |                   |                | 2039               | **             | 5           | \$13,100       |          |
| Gypsum Board  | 25%            |                   |                | LIFE               | **             | 5           | \$7,500        |          |
| Plaster   | 20%            | 4+                | \$1,200        | LIFE               | **             | 5           | \$3,000        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Entrance Foyer</i>                                    |                |                   |                |                    |                |             |                |          |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**AUDUBON BALLROOM BUILDING**  
**Asset # : 4335**

| <b>Electrical</b>            | <b>Current Repair</b>  |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|------------------------------|--|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>       |  |                          |                           |                |                       |                    |                       |                 |
| Service Equipment            |  |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 80%  |                          |                           | 2046           | **                    | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>  |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Explanation : One 1200 Amps And One 600 Amps Main Disconnect Switch And 400 Amps For Emergency Main Service</i> |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 20%  |                          |                           | 2046           | **                    | 5                  |                       |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>  |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Explanation : One 400a Main Disconnect Switch For Emergency</i>   |                          |                           |                |                       |                    |                       |                 |
| Switchgear / Switchboard     |  |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 100%   |                          |                           | 2046           | **                    | 5                  | \$100                 |                 |
| Raceway                      |  |                          |                           |                |                       |                    |                       |                 |
| Conduit                      | 100%   |                          |                           | 2046           | **                    | 1                  |                       |                 |
| Panelboards                  |  |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 10%  |                          |                           | 2042           | **                    | 5                  |                       |                 |
| Molded Case Bkrs             | 90%  |                          |                           | 2042           | **                    | 5                  | \$400                 |                 |
| Wiring                       |  |                          |                           |                |                       |                    |                       |                 |
| Thermoplastic                | 100%   |                          |                           | 2046           | **                    | 1                  |                       |                 |
| Motor Controllers            |  |                          |                           |                |                       |                    |                       |                 |
| Locally Mounted              | 100%   |                          |                           | 2039           | **                    | 5                  | \$100                 |                 |
| <b>Ground</b>                |  |                          |                           |                |                       |                    |                       |                 |
| Grounding Devices            |  |                          |                           |                |                       |                    |                       |                 |
| Generic                      | 100%   |                          |                           | LIFE           | **                    | 5                  | \$200                 |                 |
| <b>Stand-by Power</b>        |  |                          |                           |                |                       |                    |                       |                 |
| Transfer Switches            |  |                          |                           |                |                       |                    |                       |                 |
| Automatic                    | 100%   |                          |                           | 2039           | **                    | 1                  | \$4,900               |                 |
| Generators                   |  |                          |                           |                |                       |                    |                       |                 |
| Diesel                       | 100%   |                          |                           | 2035           | **                    | 1                  | \$6,200               |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>   |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Explanation : One 200 Kw</i>  |                          |                           |                |                       |                    |                       |                 |
| Batteries                    |  |                          |                           |                |                       |                    |                       |                 |
| Lead/Acid                    | 100%   |                          |                           | 2020           | \$1,500               | 5                  | \$600                 |                 |
| Fuel Storage                 |  |                          |                           |                |                       |                    |                       |                 |
| Main Tank                    | 100%   |                          |                           | 2054           | **                    | 5                  | \$500                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Basement</i>   |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Explanation : One 300 Gallons</i>   |                          |                           |                |                       |                    |                       |                 |
| <b>Lighting</b>              |  |                          |                           |                |                       |                    |                       |                 |
| Interior Lighting            |  |                          |                           |                |                       |                    |                       |                 |
| Fluorescent                  | 78%  |                          |                           | 2031           | **                    | 10                 | \$11,400              |                 |
| Fluorescent                  | 20%  |                          |                           | 2031           | **                    | 10                 | \$2,900               |                 |
|                              | <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>  |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>  |                          |                           |                |                       |                    |                       |                 |
| LED                          | 2%   |                          |                           | 2031           | **                    |                    |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**AUDUBON BALLROOM BUILDING**  
**Asset # : 4335**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |                          |   |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |                          |   |                           |                       |                    |                       |                 |
| Emergency, Service           | 40%               |                          |   | 2031                      | **                    | 1                  |                       |                 |
| Emergency, Battery           | 10%               |                          |   | 2031                      | **                    | 10                 | \$400                 |                 |
| Exit, LED                    | 10%               |                          |   | 2054                      | **                    | 1                  |                       |                 |
| Exit, Service                | 40%               |                          |   | 2031                      | **                    | 1                  |                       |                 |
| Exterior Lighting            |                   |                          |   |                           |                       |                    |                       |                 |
| HID                          | 100%              |                          |   | 2031                      | **                    | 10                 |                       |                 |
| <b>Alarm</b>                 |                   |                          |   |                           |                       |                    |                       |                 |
| Security System              |                   |                          |   |                           |                       |                    |                       |                 |
| No Component                 | 50%               |                          |   |                           |                       |                    |                       |                 |
| Generic                      | 50%               |                          |   | 2031                      | **                    | 1                  | \$3,000               |                 |
| Fire/Smoke Detection         |                   |                          |   |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%              |                          |   | 2031                      | **                    | 1-3                | \$9,900               |                 |
| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |   |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |   |                           |                       |                    |                       |                 |
| Electricity                  | 10%               |                          |   | 2036                      | **                    | 1                  |                       |                 |
| Natural Gas                  | 90%               |                          |   | 2036                      | **                    | 1                  |                       |                 |
| Conversion Equipment         |                   |                          |   |                           |                       |                    |                       |                 |
| Furnace                      | 90%               |                          |   | 2026                      | \$17,100              | 1                  | \$7,100               |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 90%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Roof</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 3 Roof Top Package Units</i>                 |                           |                       |                    |                       |                 |
| Radiant Heater               | 10%               |                          |   | 2026                      | \$6,900               | 2                  | \$700                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 10%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Entrance</i>                                    |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 5 Units</i>                                  |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>      |                   |                          |   |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |   |                           |                       |                    |                       |                 |
| Electricity                  | 100%              |                          |   | 2034                      | **                    | 1                  |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**AUDUBON BALLROOM BUILDING**  
**Asset # : 4335**

| <b>Mechanical</b>           |                                | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                      |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------|--------------------------------|-----------------------|--------------------------|--|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>               | <b>Component Type</b>          | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>     |                                |                       |                          |  |                |                       |                    |                       |
| <b>Conversion Equipment</b> |                                |                       |                          |  |                |                       |                    |                       |
|                             | Ext Pkg Unit - Heating/Cooling | 70%                   |                          |  | 2026           | \$72,000              | 2                  | \$700                 |
|                             |                                |                       |                          | <i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>   |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Location : Roof</i>   |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 70%</i>  |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Location : Roof</i>   |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Explanation : 2 Roof Top Units</i>                          |                |                       |                    |                       |
|                             | Ext Pkg Unit - Heating/Cooling | 25%                   |                          |  | 2034           | * *                   | 2                  | \$200                 |
|                             |                                |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 25%</i>  |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Location : Roof</i>   |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Explanation : 1 Unit, R-410 Refrigerant</i>                 |                |                       |                    |                       |
|                             | Split Unit                     | 5%                    |                          |  | 2034           | * *                   |                    |                       |
|                             |                                |                       |                          | <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>    |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Location : 1 Unit, Roof</i>                                 |                |                       |                    |                       |
| <b>Terminal Devices</b>     |                                |                       |                          |  |                |                       |                    |                       |
|                             | Fan Coil - Cooling             | 5%                    |                          |  | 2034           | * *                   | 1                  | \$300                 |
|                             | No Component                   | 95%                   |                          |  |                |                       |                    |                       |
| <b>Heat Rejection</b>       |                                |                       |                          |  |                |                       |                    |                       |
|                             | Remote Air Cond                | 5%                    |                          |  | 2034           | * *                   | 2                  | \$600                 |
|                             | No Component                   | 95%                   |                          |  |                |                       |                    |                       |
| <b>Ventilation</b>          |                                |                       |                          |  |                |                       |                    |                       |
| <b>Distribution</b>         |                                |                       |                          |  |                |                       |                    |                       |
|                             | Ductwork/Diffusers             | 100%                  |                          |  | LIFE           | * *                   | 2-5                | \$8,900               |
| <b>Exhaust Fans</b>         |                                |                       |                          |  |                |                       |                    |                       |
|                             | Roof                           | 100%                  |                          |  | 2031           | * *                   | 2                  | \$500                 |
| <b>Plumbing</b>             |                                |                       |                          |  |                |                       |                    |                       |
| <b>H/C Water Piping</b>     |                                |                       |                          |  |                |                       |                    |                       |
|                             | Brass/Copper                   | 100%                  |                          |  | 2036           | * *                   | 1                  |                       |
| <b>Water Heater</b>         |                                |                       |                          |  |                |                       |                    |                       |
|                             | Electric                       | 100%                  |                          |  | 2024           | \$2,400               | 4                  | \$100                 |
| <b>Sanitary Piping</b>      |                                |                       |                          |  |                |                       |                    |                       |
|                             | Cast Iron                      | 100%                  |                          |  | LIFE           | * *                   | 1                  |                       |
| <b>Storm Drain Piping</b>   |                                |                       |                          |  |                |                       |                    |                       |
|                             | Cast Iron                      | 100%                  |                          |  | LIFE           | * *                   | 1                  |                       |
| <b>Fixtures</b>             |                                |                       |                          |  |                |                       |                    |                       |
|                             | Generic                        | 100%                  |                          |  |                |                       |                    |                       |
| <b>Vertical Transport</b>   |                                |                       |                          |  |                |                       |                    |                       |
| <b>Elevators</b>            |                                |                       |                          |  |                |                       |                    |                       |
|                             | Hydraulic                      | 100%                  |                          |  | LIFE           | * *                   |                    |                       |
|                             |                                |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Location : (1) B-2 (1) 1-2</i>                              |                |                       |                    |                       |
|                             |                                |                       |                          | <i>Explanation : Two Units</i>                                 |                |                       |                    |                       |
| <b>Fire Suppression</b>     |                                |                       |                          |  |                |                       |                    |                       |
| <b>Sprinkler</b>            |                                |                       |                          |  |                |                       |                    |                       |
|                             | Generic                        | 100%                  |                          |  | 2036           | * *                   | 1-2                | \$4,500               |

*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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**AUDUBON BALLROOM BUILDING**  
**Asset # : 4335**

| <b>Mechanical</b> |                  | <b>Current Repair</b> |                  | <b>Future Replacement</b> |             | <b>Maintenance</b>    |              |                       |                 |
|-------------------|------------------|-----------------------|------------------|---------------------------|-------------|-----------------------|--------------|-----------------------|-----------------|
| <b>System</b>     | <b>Component</b> | <b>% of</b>           | <b>Fail Date</b> | <b>Estimated Cost</b>     | <b>Year</b> | <b>Estimated Cost</b> | <b>Cycle</b> | <b>Estimated Cost</b> | <b>Priority</b> |
|                   | <b>Type</b>      | <b>Total</b>          | <b>(Years)</b>   |                           | <b>FY</b>   |                       | <b>(Yrs)</b> |                       |                 |
| Fire Suppression  | Fire Pump        |                       |                  |                           |             |                       |              |                       |                 |
|                   | Generic          | 100%                  |                  |                           | 2029        | **                    | 1            | \$3,000               |                 |

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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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BATTERY MARITIME BUILDING  
**Address** : 11 SOUTH STREET BTWN: WHITEHALL ST. - BROAD ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOT0107.000 / 2419 **Yr Built/Renovated** : 1909 / 2015  
**Area Sq Ft** : 117,613 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 15-May-2015 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Floors 1  
**Block** : 2 **Lot** : 1 **BIN** : 1000003

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$676,100             | \$632,800             |
| Interior Architecture | \$394,000             | \$191,400             |
| Electrical            | \$474,800             |                       |
| Mechanical            |                       | \$146,800             |
| <b>Total</b>          | <b>\$1,544,900</b>    | <b>\$971,000</b>      |
| Importance Code A     | \$676,100             | \$632,800             |
| Importance Code B     | \$868,900             | \$338,200             |
| <b>Total</b>          | <b>\$1,544,900</b>    | <b>\$971,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$11,900        |                 |                 | \$28,400        |
| Interior Architecture | \$4,400         | \$27,800        | \$4,200         | \$27,300        |
| Electrical            | \$700           | \$500           | \$500           | \$18,300        |
| Mechanical            | \$4,100         | \$2,200         | \$4,400         | \$2,200         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$28,900</b> | <b>\$38,400</b> | <b>\$17,000</b> | <b>\$84,200</b> |
| Importance Code A     | \$11,900        |                 |                 | \$28,400        |
| Importance Code B     | \$17,000        | \$38,400        | \$12,800        | \$55,800        |
| Importance Code C     |                 |                 | \$4,200         |                 |
| <b>Total</b>          | <b>\$28,900</b> | <b>\$38,400</b> | <b>\$17,000</b> | <b>\$84,200</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BATTERY MARITIME BUILDING**  
**Asset # : 2419**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Cast Iron   | 20%            |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i>             |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 5%             |                   |                | LIFE               | **             | 5           | \$65,500       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Underside Of Soffits</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Gustavino Tiles</i>  |                |                   |                |                    |                |             |                |          |
| Copper/Terne  | 35%            |                   |                | 2061               | **             | 10          | \$137,500      |          |
| Metal, Corrugated   | 30%            |                   |                | 2046               | **             | 1           |                |          |
| Granite Panels  | 5%             |                   |                | LIFE               | **             | 5           | \$6,300        |          |
| Wood  | 5%             | 4+                | \$11,900       | 2039               | **             | 5           | \$21,000       |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 20%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Entrance To Ferry Waiting Room, 1st Level</i>   |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |          |
| Steel   | 20%            |                   |                | 2034               | **             | 5           | \$75,600       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 85%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : All Windows Except 1st Floor Waiting Area</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i> |                |                   |                |                    |                |             |                |          |
| Wood  | 80%            | 4+                | \$48,600       | 2042               | **             | 5           | \$120,900      |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : First Floor Waiting Room</i>  |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 85%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : All Other Windows Except 1st Floor Wating Area</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i> |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>   |                |                   |                |                    |                |             |                |          |
| Copper/Terne  | 15%            |                   |                | 2046               | **             | 5           | \$6,200        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : All Parapets</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i> |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 50%            |                   |                | LIFE               | **             | 5           | \$4,300        |          |
| Metal Panel   | 10%            |                   |                | 2036               | **             | 5           | \$3,300        |          |
| Metal Rail  | 25%            |                   |                | 2031               | **             | 5-10        | \$38,900       |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Built-Up (BUR)  | 40%            |                   |                | 2021               |                | 10          | \$70,700       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : All Roofs</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i> |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 15%            |                   |                | LIFE               | **             |             |                |          |
| Copper/Terne  | 8%             |                   |                | 2041               | **             | 10          | \$35,300       |          |
| Modified Bitumen  | 32%            |                   |                | 2026               |                | 10          | \$56,600       |          |
| Skylight, Metal/Glass   | 5%             |                   |                | 2036               | **             | 10          | \$29,500       |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BATTERY MARITIME BUILDING**  
**Asset # : 2419**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet  | 23%               |                          |                       | 2022                      | \$549,200             | 3                  | \$60,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Floors Besides 1st Floor Waiting Area</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$191,400             |                 |
| Ceramic Tile  | 5%                |                          |                       | 2029                      | **                    | 5                  | \$8,800               |                 |
| Terrazzo  | 7%                |                          |                       | LIFE                      | **                    | 5                  | \$9,600               |                 |
| Vinyl Tile  | 15%               |                          |                       | 2031                      | **                    | 3                  | \$9,800               |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 5%                |                          |                       | 2035                      | **                    | 5                  | \$8,400               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Walls Except 1st Floor Waiting Area</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$10,100              |                 |
| Gypsum Board  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$10,100              |                 |
| Plaster   | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$30,200              |                 |
| SGFT/Glazed Masonry   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Wood  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$33,500              |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn  | 25%               |                          |                       | 2031                      | **                    | 5                  | \$54,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Ceilings Excet 1st Floor Waiting Area</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Access - Majority Of Building Inaccessible Due To Construction Of Vertical Addition</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 5%                |                          |                       | 2043                      | **                    | 5                  | \$8,800               |                 |
| Exposed Concrete  | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$6,800               |                 |
| Exposed Struc: Steel  | 10%               | Now                      | \$394,000             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Slip For Governors Island</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Slip For Governors Island</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$21,900              |                 |
| Plaster   | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$27,300              |                 |

| <b>Electrical</b>               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BATTERY MARITIME BUILDING**  
**Asset # : 2419**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 5%                |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| Conduit   | 5%                |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Under Construction  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 5%                |                          |                       | 2051                      | **                    | 5                  | \$200                 |                 |
| Under Construction  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 5%                |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| Under Construction  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 5%                |                          |                       | 2046                      | **                    | 5                  |                       |                 |
| Under Construction  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 2%                |                          |                       | 2036                      | **                    | 10                 | \$2,200               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Waiting Area 1st Floor</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 2%                |                          |                       | 2036                      | **                    | 10                 | \$2,200               |                 |
| <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Waiting Area 1st Floor</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 2%                |                          |                       | 2021                      | \$17,100              | 10                 | \$100                 |                 |
| Under Construction  | 94%               |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 5%                |                          |                       | 2036                      | **                    | 10                 | \$1,400               |                 |
| Exit, Service   | 5%                |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Under Construction  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2021                      | \$474,800             | 10                 | \$400                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 5%                |                          |                       | 2036                      | **                    | 1                  | \$2,200               |                 |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 5%                |                          |                       | 2036                      | **                    | 1-3                | \$3,700               |                 |

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BATTERY MARITIME BUILDING**  
**Asset # : 2419**

| 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               |            |   |                |                    |                |             |                |          |
| Campus Steam                | 10%        |   |                | 2036               | **             | 1           |                |          |
|                             |            | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                       |                |                    |                |             |                |          |
|                             |            | <i>Location : Ticketing And Waiting Area</i>  |                |                    |                |             |                |          |
|                             |            | <i>Explanation : Steam Is From The Boiler Room Which Is Under Construction</i>                      |                |                    |                |             |                |          |
| Under Construction          | 90%        |   |                |                    |                |             |                |          |
|                             |            | <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                |                    |                |             |                |          |
|                             |            | <i>Location :</i>   |                |                    |                |             |                |          |
|                             |            | <i>Explanation : Only Small Portion Is Occupied, The Rest Of The Building Is Under Construction</i> |                |                    |                |             |                |          |
| Conversion Equipment        |            |   |                |                    |                |             |                |          |
| Under Construction          | 100%       |   |                |                    |                |             |                |          |
|                             |            | <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                |                    |                |             |                |          |
|                             |            | <i>Location :</i>   |                |                    |                |             |                |          |
|                             |            | <i>Explanation : Boiler Room Is Not Accessible Due To Construction</i>                              |                |                    |                |             |                |          |
| Distribution                |            |   |                |                    |                |             |                |          |
| Steam Piping/Pump           | 10%        |   |                | 2052               | **             | 4           | \$600          |          |
| Under Construction          | 90%        |   |                |                    |                |             |                |          |
| Terminal Devices            |            |   |                |                    |                |             |                |          |
| Air Handler                 | 10%        |   |                | 2031               | **             | 1           | \$7,300        |          |
| Under Construction          | 90%        |   |                |                    |                |             |                |          |
| Air Conditioning            |            |   |                |                    |                |             |                |          |
| Energy Source               |            |   |                |                    |                |             |                |          |
| Electricity                 | 10%        |   |                | 2034               | **             | 1           |                |          |
| Under Construction          | 90%        |   |                |                    |                |             |                |          |
| Conversion Equipment        |            |   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller | 10%        |   |                | 2034               | **             | 1           | \$5,500        |          |
|                             |            | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                       |                |                    |                |             |                |          |
|                             |            | <i>Location : 1st Floor</i>   |                |                    |                |             |                |          |
|                             |            | <i>Explanation : 1 Unit. R-410a</i>   |                |                    |                |             |                |          |
| Under Construction          | 90%        |   |                |                    |                |             |                |          |
| Distribution                |            |   |                |                    |                |             |                |          |
| No Component                | 10%        |   |                |                    |                |             |                |          |
| Under Construction          | 90%        |   |                |                    |                |             |                |          |
| Terminal Devices            |            |   |                |                    |                |             |                |          |
| Air Handler/Cool/Ht         | 10%        |   |                | 2031               | **             | 1           | \$7,300        |          |
| Under Construction          | 90%        |   |                |                    |                |             |                |          |
| Heat Rejection              |            |   |                |                    |                |             |                |          |
| Air Condenser Unit          | 10%        |   |                | 2034               | **             | 2           | \$8,200        |          |
| Under Construction          | 90%        |   |                |                    |                |             |                |          |
| Ventilation                 |            |   |                |                    |                |             |                |          |
| Distribution                |            |   |                |                    |                |             |                |          |
| Under Construction          | 100%       |   |                |                    |                |             |                |          |
| Exhaust Fans                |            |   |                |                    |                |             |                |          |
| Under Construction          | 100%       |   |                |                    |                |             |                |          |
| Plumbing                    |            |   |                |                    |                |             |                |          |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BATTERY MARITIME BUILDING**  
**Asset # : 2419**

| Mechanical<br>System<br>Component<br>Type | Current Repair |                      | Future Replacement |            | Maintenance    |                | Priority |
|---|----------------|----------------------|--------------------|------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| <b>Plumbing</b>                           |                |                      |                    |            |                |                |          |
| H/C Water Piping                          |                |                      |                    |            |                |                |          |
| Brass/Copper                              | 10%            |                      |                    | 2036       | * *            | 1              |          |
| Under Construction                        | 90%            |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Water Heater                              |                |                      |                    |            |                |                |          |
| Not Accessible                            | 10%            |                      |                    |            |                |                |          |
| Under Construction                        | 90%            |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| HW Heat Exchanger                         |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Sanitary Piping                           |                |                      |                    |            |                |                |          |
| Cast Iron                                 | 10%            |                      |                    | LIFE       | * *            | 1              |          |
| Under Construction                        | 90%            |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Storm Drain Piping                        |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Sump Pump(s)                              |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Sewage Ejector(s)                         |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Backflow Preventer                        |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Fixtures                                  |                |                      |                    |            |                |                |          |
| Under Construction                        | 90%            |                      |                    |            |                |                |          |
| Generic                                   | 10%            |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| <b>Vertical Transport</b>                 |                |                      |                    |            |                |                |          |
| Elevators                                 |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Escalators                                |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| <b>Fire Suppression</b>                   |                |                      |                    |            |                |                |          |
| Standpipe                                 |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Sprinkler                                 |                |                      |                    |            |                |                |          |
| Under Construction                        | 90%            |                      |                    |            |                |                |          |
| Generic                                   | 10%            |                      |                    | 2026       | \$146,800      | 1-2            | \$3,300  |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Fire Pump                                 |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |
| Chemical System                           |                |                      |                    |            |                |                |          |
| Under Construction                        | 100%           |                      |                    |            |                |                |          |
| <hr/>                                     |                |                      |                    |            |                |                |          |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : **BROOKLYN ARMY TERMINAL BUILDING A**  
**Address** : **140A 58TH STREET @ FIRST AVENUE**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **N/A**  
**Program / Asset #** : **DBS0034.000 / 13424**                      **Yr Built/Renovated** : **1919 / 1995**  
**Area Sq Ft** : **1,866,501**                      **Project Type** : **ECONOMIC DEVELOPMENT**  
**Date of Survey** : **22-Feb-2016**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,6,8**  
**Block** : **5778**                      **Lot** : **1**                      **BIN** : **3257058**

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$11,643,700          | \$29,244,800          |
| Interior Architecture | \$5,860,000           | \$750,100             |
| Electrical            |                       | \$24,249,500          |
| Mechanical            | \$46,300              | \$659,900             |
| <b>Total</b>          | <b>\$17,550,000</b>   | <b>\$54,904,400</b>   |
| Importance Code A     | \$11,643,700          | \$29,244,800          |
| Importance Code B     | \$3,065,400           | \$25,556,100          |
| Importance Code C     | \$2,840,900           | \$103,500             |
| <b>Total</b>          | <b>\$17,550,000</b>   | <b>\$54,904,400</b>   |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>   | <b>FY 2020</b>   | <b>FY 2021</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Interior Architecture |                  |                  | \$165,500        |                  |
| Electrical            | \$51,300         | \$17,400         | \$31,000         | \$35,900         |
| Mechanical            | \$121,100        | \$133,800        | \$133,300        | \$119,600        |
| Elevators/Escalators  | \$35,500         | \$35,500         | \$35,500         | \$35,500         |
| <b>Total</b>          | <b>\$207,900</b> | <b>\$186,800</b> | <b>\$365,400</b> | <b>\$191,000</b> |
| Importance Code A     | \$32,300         | \$32,300         | \$32,300         | \$32,300         |
| Importance Code B     | \$175,600        | \$154,500        | \$333,100        | \$158,700        |
| <b>Total</b>          | <b>\$207,900</b> | <b>\$186,800</b> | <b>\$365,400</b> | <b>\$191,000</b> |



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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL BUILDING A**  
**Asset # : 13424**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 80%        | 0-2               | \$2,162,800    | LIFE               | **             | 5           | \$3,926,500    |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Bulkheads</i>  |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 5%         |                   |                | 2053               | **             | 5-10        | \$337,400      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Rooftop Over Bio Bat Facility</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Mechanical Bulkhead</i>                               |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 10%        |                   |                | 2032               | **             | 5           | \$306,800      |          |
| Window Wall  | 5%         |                   |                | 2047               | **             | 5           | \$184,100      |          |
| <b>Windows</b>   |            |                   |                |                    |                |             |                |          |
| Metal Louvers  | 10%        |                   |                | 2036               | **             | 10          | \$284,900      |          |
| Steel  | 90%        | Now               | \$6,278,100    | 2026               | \$20,926,900   | 5           | \$2,563,700    |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 66%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Slated For Full Replacement In 2018</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Existing Windows- Western 2/3rds Of Building</i>      |            |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       |                   |                | LIFE               | **             | 5           | \$615,900      |          |
| <b>Roof</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 10          | \$138,500      |          |
| Spray-on Foam  | 90%        | 0-2               | \$2,664,300    | 2037               | **             | 5           | \$498,700      |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>  |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>  |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |            |                   |                |                    |                |             |                |          |
| Carpet   | 10%        |                   |                | 2026               | \$4,126,900    | 3           | \$496,600      |          |
| Cast in Place Concrete   | 14%        |                   |                | LIFE               | **             | 5           | \$289,700      |          |
| Ceramic Tile   | 5%         |                   |                | 2036               | **             | 5           | \$165,500      |          |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$258,600      |          |
| Under Construction   | 66%        |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL BUILDING A**  
**Asset # : 13424**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 14%               | Now                      | \$2,685,600           | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Windows, Stair 11, Foundation</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Columns, Throughout</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$82,800              |                 |
| Gypsum Board   | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$175,900             |                 |
| Under Construction   | 66%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 10%               |                          |                       | 2040                      | **                    | 5                  | \$331,100             |                 |
| Exposed Concrete   | 24%               | Now                      | \$2,496,700           | LIFE                      | **                    | 5                  | \$124,100             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Tunnel Entrance, Throughout</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Tunnel Entrance, Throughout</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 66%               |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | **                    | 5                  | \$8,000               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two - 4000 Amps. And One - 3000 Amps. Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2040                      | **                    | 5                  | \$6,900               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 30 Kva, 15 Kva, 480/277v Pri - 208/120 V Sec.</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | **                    | 5                  | \$8,000               |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Busway  | 5%                |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Conduit   | 65%               |                          |                       | 2027                      |                       | 1                  |                       |                 |
| Conduit   | 30%               |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2043                      | **                    | 5                  | \$2,100               |                 |
| Molded Case Bkrs  | 20%               |                          |                       | 2043                      | **                    | 5                  | \$9,800               |                 |
| Molded Case Bkrs  | 75%               |                          |                       | 2026                      |                       | 5                  | \$36,900              |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL BUILDING A**  
**Asset # : 13424**

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts              |                   |   |                       |                           |                       |                    |                       |                 |
| Wiring                       |                   |   |                       |                           |                       |                    |                       |                 |
| Busway                       | 5%                |   |                       | 2040                      | **                    | 1                  |                       |                 |
| Thermoplastic                | 30%               |   |                       | 2047                      | **                    | 1                  |                       |                 |
| Thermoplastic                | 65%               |   |                       | 2027                      |                       | 1                  |                       |                 |
| Motor Controllers            |                   |   |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |   |                       | 2040                      | **                    | 5                  | \$12,600              |                 |
| Ground                       |                   |   |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | LIFE                      | **                    | 5                  | \$54,900              |                 |
| Lighting                     |                   |   |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%               |   |                       | 2032                      | **                    | 10                 | \$171,200             |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Staircases</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-8 Lamps</i>  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 80%               |   |                       | 2027                      | \$14,601,300          | 10                 | \$1,369,500           |                 |
|                              |                   | <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                               |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 5%                |   |                       | 2032                      | **                    | 10                 | \$85,600              |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Compact Fluorescent Lamps</i>                          |                       |                           |                       |                    |                       |                 |
| Incandescent                 | 5%                |   |                       | 2022                      | \$912,600             | 2                  | \$2,100               |                 |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |   |                       | 2032                      | **                    | 10                 | \$225,300             |                 |
| Exit, Service                | 50%               |   |                       | 2032                      | **                    | 1                  |                       |                 |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| HID                          | 100%              |   |                       | 2027                      | \$6,884,100           | 10                 | \$5,700               |                 |
| Alarm                        |                   |   |                       |                           |                       |                    |                       |                 |
| Security System              |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |   |                       | 2032                      | **                    | 1                  | \$69,700              |                 |
| Fire/Smoke Detection         |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 10%               |   |                       | 2032                      | **                    | 1-3                | \$115,000             |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 35%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| No Component                 | 65%               |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler             | 35%               |                          |                       | 2032                      | **                    | 1                  | \$323,000             |                 |
| 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL BUILDING A**  
**Asset # : 13424**

| Mechanical<br>System<br>Component<br>Type | Current Repair |   | Future Replacement |            | Maintenance    |                | Priority  |
|---|----------------|---|--------------------|------------|----------------|----------------|-----------|
|   | % of<br>Total  | Fail Date<br>(Years)  | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |           |
| <b>Heating</b>                            |                |   |                    |            |                |                |           |
| Distribution                              |                |   |                    |            |                |                |           |
| Hot Wtr Piping/Pump                       | 35%            |   |                    | 2043       | **             | 4              | \$48,300  |
| No Component                              | 65%            |   |                    |            |                |                |           |
| Terminal Devices                          |                |   |                    |            |                |                |           |
| Air Handler                               | 10%            |   |                    | 2022       | \$344,000      | 1              | \$115,400 |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 10%</i> |                    |            |                |                |           |
|   |                | <i>Location : Loading Dock Level</i>                          |                    |            |                |                |           |
|   |                | <i>Explanation : Service Dock Area</i>                        |                    |            |                |                |           |
| Convactor/Radiator                        | 25%            |   |                    | 2032       | **             | 1              | \$150,700 |
| Fan Coil Unit/Heat                        | 10%            |   |                    | 2032       | **             | 1              | \$60,300  |
| No Component                              | 55%            |   |                    |            |                |                |           |
| <b>Ventilation</b>                        |                |   |                    |            |                |                |           |
| Distribution                              |                |   |                    |            |                |                |           |
| Ductwork/Diffusers                        | 10%            |   |                    | LIFE       | **             | 2-5            | \$164,800 |
| No Component                              | 90%            |   |                    |            |                |                |           |
| Exhaust Fans                              |                |   |                    |            |                |                |           |
| Interior                                  | 5%             |   |                    | 2032       | **             | 2              | \$2,900   |
| Roof                                      | 5%             |   |                    | 2032       | **             | 2              | \$2,900   |
| No Component                              | 90%            |   |                    |            |                |                |           |
| <b>Plumbing</b>                           |                |   |                    |            |                |                |           |
| H/C Water Piping                          |                |   |                    |            |                |                |           |
| Galv Iron/Steel                           | 35%            |   |                    | 2040       | **             | 1              |           |
| No Component                              | 65%            |   |                    |            |                |                |           |
| Water Heater                              |                |   |                    |            |                |                |           |
| Electric                                  | 35%            |   |                    | 2025       | \$98,900       | 4              | \$3,800   |
| No Component                              | 65%            |   |                    |            |                |                |           |
| Sanitary Piping                           |                |   |                    |            |                |                |           |
| Cast Iron                                 | 35%            |   |                    | LIFE       | **             | 1              |           |
| No Component                              | 65%            |   |                    |            |                |                |           |
| Storm Drain Piping                        |                |   |                    |            |                |                |           |
| Cast Iron                                 | 100%           |   |                    | LIFE       | **             | 1              |           |
| Backflow Preventer                        |                |   |                    |            |                |                |           |
| No Component                              | 65%            |   |                    |            |                |                |           |
| Generic                                   | 35%            |   |                    | 2032       | **             | 1              | \$40,000  |
| Fixtures                                  |                |   |                    |            |                |                |           |
| Generic                                   | 100%           |   |                    |            |                |                |           |
| <b>Vertical Transport</b>                 |                |   |                    |            |                |                |           |
| Elevators                                 |                |   |                    |            |                |                |           |
| Gearless Traction                         | 35%            |   |                    | LIFE       | **             |                |           |
| No Component                              | 65%            |   |                    |            |                |                |           |
| <b>Fire Suppression</b>                   |                |   |                    |            |                |                |           |
| Standpipe                                 |                |   |                    |            |                |                |           |
| No Component                              | 65%            |   |                    |            |                |                |           |
| Generic                                   | 35%            |   |                    | 2047       | **             | 1-5            | \$329,400 |
| Sprinkler                                 |                |   |                    |            |                |                |           |
| No Component                              | 65%            |   |                    |            |                |                |           |
| Generic                                   | 35%            |   |                    | 2047       | **             | 1-2            | \$183,000 |

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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
BROOKLYN ARMY TERMINAL BUILDING A  
Asset # : 13424**

| <b>Mechanical</b> |                  | <b>Current Repair</b> |                  | <b>Future Replacement</b> |             | <b>Maintenance</b>    |              |                       |                 |
|-------------------|------------------|-----------------------|------------------|---------------------------|-------------|-----------------------|--------------|-----------------------|-----------------|
| <b>System</b>     | <b>Component</b> | <b>% of</b>           | <b>Fail Date</b> | <b>Estimated Cost</b>     | <b>Year</b> | <b>Estimated Cost</b> | <b>Cycle</b> | <b>Estimated Cost</b> | <b>Priority</b> |
|                   | <b>Type</b>      | <b>Total</b>          | <b>(Years)</b>   |                           | <b>FY</b>   |                       | <b>(Yrs)</b> |                       |                 |
| Fire Suppression  |                  |                       |                  |                           |             |                       |              |                       |                 |
|                   | Fire Pump        |                       |                  |                           |             |                       |              |                       |                 |
|                   | No Component     | 65%                   |                  |                           |             |                       |              |                       |                 |
|                   | Generic          | 35%                   |                  |                           | 2036        | * *                   | 1            | \$122,000             |                 |

*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.*

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



**DEPT. OF SMALL BUSINESS SERV. - 801  
BROOKLYN ARMY TERMINAL BUILDING B  
Asset # : 13425**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 20%            | Now               | \$1,081,400    | LIFE               | **             | 5           | \$981,600      |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Atrium Walls And Balconies</i>   |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Penthouses</i>  |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>                              |                |                   |                |                    |                |             |                |          |
| <i>Location : Balconies Extending Into Atrium</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Atrium Walls And Balconies</i>   |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Location : Atrium Walls</i>   |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 20%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Atrium</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Safety Netting In Place - Failed Local Law 11 Facade Inspection</i> |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 60%            |                   |                | LIFE               | **             | 5           | \$5,889,800    |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Perimeter Facades</i>  |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 5%             |                   |                | 2037               | **             | 5-10        | \$337,400      |          |
| Metal Coiling Doors  | 10%            |                   |                | 2032               | **             | 5           | \$306,800      |          |
| Window Wall  | 5%             |                   |                | 2047               | **             | 5           | \$184,100      |          |
| Windows  |                |                   |                |                    |                |             |                |          |
| Metal Louvers  | 10%            |                   |                | 2030               | **             | 10          | \$284,900      |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Location : Perimeter Vents</i>  |                |                   |                |                    |                |             |                |          |
| Steel  | 90%            | Now               | \$6,278,100    | 2026               | \$20,926,900   | 5           | \$2,563,700    |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Clerestory Windows At Atrium</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL BUILDING B**  
**Asset # : 13425**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 28%        | Now               | \$155,600      | LIFE               | **             | 5           | \$86,200       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : North And South Parapets Above Atrium</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : North And South Parapets Above Atrium</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Atrium Parapet Walls</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Safety Netting In Place - Failed Local Law 11 Facade Inspection</i> |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 70%        |                   |                | LIFE               | **             | 5           | \$431,200      |          |
| Metal Panel  | 2%         |                   |                | 2047               | **             | 5           | \$2,300        |          |
| <b>Roof</b>  |            |                   |                |                    |                |             |                |          |
| Paver: Asphalt   | 10%        | Now               | \$145,500      | 2030               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Basement At Atrium Walls</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 60%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Basement Walls At Perimeter Loading Docks</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Basement At Atrium Walls</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Basement At Atrium Walls</i>                                      |            |                   |                |                    |                |             |                |          |
| Single Ply Membrane  | 10%        |                   |                | 2027               | \$273,100      | 10          | \$83,100       |          |
| Skylight, Metal/Glass  | 20%        | 4+                | \$5,516,700    | 2037               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Glass Has Been Removed From Skylight Throughout</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Exposed Steel Trusses</i>  |            |                   |                |                    |                |             |                |          |
| Spray-on Foam  | 60%        |                   |                | 2032               | **             | 5           | \$664,900      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Ballast And Paver Stones Atop Foam Membrane</i>                     |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |            |                   |                |                    |                |             |                |          |
| Carpet   | 5%         |                   |                | 2026               | \$2,063,500    | 3           | \$248,300      |          |
| Cast in Place Concrete   | 65%        |                   |                | LIFE               | **             | 5           | \$1,344,900    |          |
| Ceramic Tile   | 5%         |                   |                | 2036               | **             | 5           | \$165,500      |          |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$258,600      |          |
| Vinyl Tile   | 20%        |                   |                | 2027               | \$5,498,000    | 3           | \$331,100      |          |
| <b>Interior Walls</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 70%        |                   |                | LIFE               | **             | 10          | \$1,811,200    |          |
| Ceramic Tile   | 2%         |                   |                | 2036               | **             | 5           | \$20,700       |          |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$82,800       |          |
| Glass: Single Pane   | 3%         |                   |                | LIFE               | **             | 5           | \$46,600       |          |
| Gypsum Board   | 15%        |                   |                | LIFE               | **             | 5-10        | \$263,900      |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL BUILDING B**  
**Asset # : 13425**

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

## Interior

## Ceilings

|                      |     |     |             |      |    |      |             |  |
|----------------------|-----|-----|-------------|------|----|------|-------------|--|
| AcousTileSusp.Lay-In | 10% |     |             | 2040 | ** | 5    | \$331,100   |  |
| Exposed Concrete     | 85% |     |             | LIFE | ** | 5-10 | \$3,517,400 |  |
| Exposed Concrete     | 5%  | Now | \$1,040,300 | LIFE | ** | 5    | \$25,900    |  |

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

*Location : Basement Under Ramps*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 10%*

*Location : Basement Ceiling Near Atrium*

*Spalling, Extent : Moderate, Area Affected : 15%*

*Location : Basement Below Grade At Atrium*

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

*Location : Basement Below Grade At Atrium*

| 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 |          |

## Over 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |         |  |
|---------------|------|--|--|------|----------|---|---------|--|
| Fused Disc Sw | 100% |  |  | 2027 | \$46,700 | 3 | \$9,500 |  |
|---------------|------|--|--|------|----------|---|---------|--|

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

*Location : Electrical Room Basement*

*Explanation : One 1000 Amps And Four 600 Amps Main Disconnect Switch*

## Transformers

|          |      |  |  |      |           |   |          |  |
|----------|------|--|--|------|-----------|---|----------|--|
| Dry Type | 100% |  |  | 2025 | \$134,200 | 3 | \$12,200 |  |
|----------|------|--|--|------|-----------|---|----------|--|

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

*Location : Electrical Room Basement*

*Explanation : Five 2500 Kva, 27000v Pri. - 480v Sec*

## Feeders

|       |      |  |  |      |          |   |  |  |
|-------|------|--|--|------|----------|---|--|--|
| Cable | 100% |  |  | 2026 | \$15,100 | 1 |  |  |
|-------|------|--|--|------|----------|---|--|--|

## Raceway

|         |      |  |  |      |          |   |  |  |
|---------|------|--|--|------|----------|---|--|--|
| Conduit | 100% |  |  | 2027 | \$40,000 | 1 |  |  |
|---------|------|--|--|------|----------|---|--|--|

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |  |   |         |  |
|---------------|-----|--|--|------|--|---|---------|--|
| Fused Disc Sw | 50% |  |  | 2027 |  | 5 | \$4,700 |  |
|---------------|-----|--|--|------|--|---|---------|--|

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

*Location : Electrical Room 1 Basement*

*Explanation : 2- 4000 Amperes Main Disconnect Switch*

|               |     |  |  |      |  |   |         |  |
|---------------|-----|--|--|------|--|---|---------|--|
| Fused Disc Sw | 50% |  |  | 2027 |  | 5 | \$4,700 |  |
|---------------|-----|--|--|------|--|---|---------|--|

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

*Location : Electrical Room 2 Basement*

*Explanation : 4- 5000 Amperes Main Service Switches*

## Transformers

|          |      |  |  |      |          |   |         |  |
|----------|------|--|--|------|----------|---|---------|--|
| Dry Type | 100% |  |  | 2025 | \$15,400 | 5 | \$8,100 |  |
|----------|------|--|--|------|----------|---|---------|--|

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

*Location : Mechanical Room And Penthouse*

*Explanation : Three - 118 Kva, One - 112 Kva, One - 30 Kva 480/277v Pri. - 208/120v Sec.*

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL BUILDING B**  
**Asset # : 13425**

| <b>Electrical</b>  | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|--|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw  | 100%                  |                          |                           | 2027           |                       | 5                  | \$9,500               |                 |
| <b>Raceway</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Busway   | 10%                   |                          |                           | 2032           | * *                   | 1                  |                       |                 |
| Conduit  | 90%                   |                          |                           | 2027           |                       | 1                  |                       |                 |
| <b>Panelboards</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw  | 10%                   |                          |                           | 2026           |                       | 5                  | \$5,100               |                 |
| Molded Case Bkrs   | 80%                   |                          |                           | 2026           |                       | 5                  | \$46,600              |                 |
| Molded Case Bkrs   | 10%                   |                          |                           | 2035           | * *                   | 5                  | \$5,800               |                 |
| <b>Wiring</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Busway   | 5%                    |                          |                           | 2025           |                       | 1                  |                       |                 |
| Thermoplastic  | 40%                   |                          |                           | 2037           | * *                   | 1                  |                       |                 |
| Thermoplastic  | 55%                   |                          |                           | 2027           |                       | 1                  |                       |                 |
| <b>Motor Controllers</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Locally Mounted  | 70%                   |                          |                           | 2025           |                       | 5                  | \$10,400              |                 |
| Locally Mounted  | 30%                   |                          |                           | 2032           | * *                   | 5                  | \$4,500               |                 |
| <b>Ground</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Grounding Devices</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Generic  | 50%                   |                          |                           | LIFE           | * *                   | 5                  | \$32,500              |                 |
| Generic  | 50%                   | 2-4                      | \$4,600                   | LIFE           | * *                   | 5                  | \$16,300              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Corroded</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Lighting</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Interior Lighting</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Fluorescent  | 80%                   |                          |                           | 2027           | \$17,302,900          | 10                 | \$1,622,900           |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| Fluorescent  | 20%                   |                          |                           | 2037           | * *                   | 10                 | \$405,700             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Egress Lighting</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Emergency, Battery   | 50%                   |                          |                           | 2027           | \$1,456,800           | 10                 | \$267,000             |                 |
| Exit, Service  | 50%                   |                          |                           | 2027           | \$154,200             | 1                  |                       |                 |
| <b>Exterior Lighting</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| HID  | 100%                  |                          |                           | 2022           | \$8,157,800           | 10                 | \$6,800               |                 |
| <b>Alarm</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Security System</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| No Component   | 90%                   |                          |                           |                |                       |                    |                       |                 |
| Generic  | 10%                   |                          |                           | 2032           | * *                   | 1                  | \$82,600              |                 |
| <b>Fire/Smoke Detection</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| No Component   | 90%                   |                          |                           |                |                       |                    |                       |                 |
| Generic, Digital   | 10%                   |                          |                           | 2032           | * *                   | 1-3                | \$136,300             |                 |

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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL BUILDING B**  
**Asset # : 13425**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 10%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Natural Gas   | 90%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler  | 60%               |                          |                       | 2032                      | **                    | 1                  | \$656,100             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boilers Rooms</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 40 Gas Fired Hot Water Boilers</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler  | 30%               |                          |                       | 2047                      | **                    | 1                  | \$328,100             |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 32 New Boiler Install In Basement</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater  | 10%               |                          |                       | 2027                      | \$951,000             | 2                  | \$102,600             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Common Areas</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Electric Unit Heaters And Base Board Radiant Heaters</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 100%              |                          |                       | 2043                      | **                    | 4                  | \$163,500             |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator  | 80%               |                          |                       | 2032                      | **                    | 1                  | \$571,500             |                 |
| Fan Coil Unit/Heat  | 20%               |                          |                       | 2027                      | \$6,468,700           | 1                  | \$142,900             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Tenant Storge Areas</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water Unit Heaters</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling   | 5%                |                          |                       | 2035                      | **                    | 2                  | \$6,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Commissioned Split Units, Condensing Unit</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil - Cooling  | 5%                |                          |                       | 2035                      | **                    | 1                  | \$35,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Elevator Equipment Rooms</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Commissioned Split Unit, Fan Coil Section</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 10%               |                          |                       | LIFE                      | **                    | 2-5                | \$195,300             |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior  | 10%               |                          |                       | 2032                      | **                    | 2                  | \$6,800               |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |

**Plumbing**

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BROOKLYN ARMY TERMINAL BUILDING B  
Asset # : 13425**

| Mechanical<br>System<br>Component<br>Type | Current Repair |  | Future Replacement |            | Maintenance    |                | Priority    |
|---|----------------|--|--------------------|------------|----------------|----------------|-------------|
|   | % of<br>Total  | Fail Date<br>(Years)   | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |             |
| <b>Plumbing</b>                           |                |  |                    |            |                |                |             |
| H/C Water Piping<br>Brass/Copper          | 100%           |  |                    | 2047       | * *            | 1              |             |
| Water Heater<br>Electric                  | 100%           |  |                    | 2022       | \$334,900      | 4              | \$19,300    |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                    |            |                |                |             |
|   |                | <i>Location : Near Each Tenant Water Closet</i>  |                    |            |                |                |             |
|   |                | <i>Explanation : One Unit Per Tenant Space</i>   |                    |            |                |                |             |
| Sanitary Piping<br>Cast Iron              | 100%           |  |                    | LIFE       | * *            | 1              |             |
| Storm Drain Piping<br>Cast Iron           | 100%           |  |                    | LIFE       | * *            | 1              |             |
| Sewage Ejector(s)<br>Electric             | 100%           |  |                    | 2037       | * *            | 4              | \$1,600     |
| Backflow Preventer<br>Generic             | 100%           |  |                    | 2032       | * *            | 1              | \$135,400   |
| <b>Vertical Transport</b>                 |                |  |                    |            |                |                |             |
| Elevators<br>Geared Traction              | 100%           |  |                    | LIFE       | * *            |                |             |
|   |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                    |            |                |                |             |
|   |                | <i>Location : B-8</i>  |                    |            |                |                |             |
|   |                | <i>Explanation : 9 Pass, 18 Freight, Recent Upgrade Observed On 4 of 9 Passenger Elevators</i> |                    |            |                |                |             |
| <b>Fire Suppression</b>                   |                |  |                    |            |                |                |             |
| Standpipe<br>Generic                      | 100%           |  |                    | 2037       | * *            | 1-5            | \$1,115,200 |
| Sprinkler<br>Generic                      | 100%           |  |                    | 2037       | * *            | 1-2            | \$619,600   |
| Fire Pump<br>Generic                      | 100%           |  |                    | 2030       | * *            | 1              | \$413,000   |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : **BROOKLYN WHSLE MEAT MARKET BLDG A**  
**Address** : **5600 1ST AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DBS0011.000 / 2431** **Yr Built/Renovated** : **1971 /**  
**Area Sq Ft** : **103,906** **Project Type** : **ECONOMIC DEVELOPMENT**  
**Date of Survey** : **29-May-2014** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **819** **Lot** : **1** **BIN** : **3255737**

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$533,500             | \$50,100              |
| Interior Architecture | \$178,900             | \$491,100             |
| Electrical            | \$553,900             | \$2,338,900           |
| Mechanical            | \$530,100             | \$1,136,700           |
| <b>Total</b>          | <b>\$1,796,400</b>    | <b>\$4,016,900</b>    |
| Importance Code A     | \$533,500             | \$364,400             |
| Importance Code B     | \$1,262,800           | \$3,652,400           |
| <b>Total</b>          | <b>\$1,796,400</b>    | <b>\$4,016,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,700        |                 | \$34,500        |                 |
| Interior Architecture |                 | \$2,000         |                 |                 |
| Electrical            | \$18,900        | \$20,200        | \$17,800        | \$16,900        |
| Mechanical            | \$9,800         | \$14,500        | \$21,500        | \$23,300        |
| <b>Total</b>          | <b>\$66,300</b> | <b>\$36,700</b> | <b>\$73,700</b> | <b>\$40,200</b> |
| Importance Code A     | \$43,000        | \$5,300         | \$40,000        | \$5,300         |
| Importance Code B     | \$23,300        | \$31,300        | \$33,700        | \$34,900        |
| Importance Code C     |                 |                 |                 |                 |
| <b>Total</b>          | <b>\$66,300</b> | <b>\$36,700</b> | <b>\$73,700</b> | <b>\$40,200</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG A**  
**Asset # : 2431**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%             |                   |                | LIFE               | **             | 5           | \$25,100       |          |
| <i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>  |                |                   |                |                    |                |             |                |          |
| Cement-Fiber Panel  | 3%             |                   |                | 2025               | \$20,800       | 10          | \$9,400        |          |
| Concrete Masonry Unit   | 52%            |                   |                | LIFE               | **             | 5           | \$32,600       |          |
| Masonry: Brick  | 20%            | Now               | \$29,500       | LIFE               | **             | 5           | \$20,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : At Base Course Throughout Loading Dock</i>              |                |                   |                |                    |                |             |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 15%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : At Base Course Throughout Loading Dock</i>              |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 10%            |                   |                | 2045               | **             | 5-10        | \$68,900       |          |
| Metal Coiling Doors   | 10%            |                   |                | 2030               | **             | 5           | \$31,300       |          |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |          |
| Aluminum  | 100%           | Now               | \$475,000      | 2033               | **             | 5           | \$19,300       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Areas</i>                                       |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 90%            | Now               | \$58,500       | 2030               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Areas</i>                                       |                |                   |                |                    |                |             |                |          |
| Spray-on Foam   | 10%            | Now               | \$8,100        | 2030               | **             | 5           | \$15,200       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock Canopy</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Bird Damage</i>                                      |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 90%            | Now               | \$74,000       | LIFE               | **             | 5           | \$318,600      |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>  |                |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 10%            |                   |                | 2025               | \$134,400      | 3           | \$6,100        |          |
| <b>Interior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 40%            |                   |                | LIFE               | **             | 5           | \$16,200       |          |
| Fiberglass Panel  | 60%            |                   |                | LIFE               | **             |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG A**  
**Asset # : 2431**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Interior  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceilings  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 25%               | Now                      | \$66,900              | 2030                      | **                    | 5                  | \$21,200              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 45%               |                          |                       | 2030                      | **                    | 5                  | \$76,200              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Meat Packing Areas</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Special Laminated Lay-in Tiles For Food Service Cold Rooms</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel  | 30%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Over Main Panel</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$76,700              | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Available Nameplate Ratings</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2023                      | \$15,400              | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 75 Kva, 480/208/120 Volts</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$238,600             | 5                  | \$400                 |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2025                      | \$149,100             | 1                  |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 20%               |                          |                       | 2024                      | \$38,000              | 5                  | \$500                 |                 |
| Molded Case Bkrs  | 80%               |                          |                       | 2024                      | \$151,800             | 5                  | \$2,200               |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2025                      | \$326,700             | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 80%               |                          |                       | 2023                      | \$23,000              | 5                  | \$600                 |                 |
| Locally Mounted   | 20%               |                          |                       | 2030                      | **                    | 5                  | \$100                 |                 |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,500               |                 |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BROOKLYN WHSLE MEAT MARKET BLDG A**

**Asset # : 2431**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches<br>Automatic   | 100%              | Now                      | \$8,700               | 2045                      | * *                   | 1                  | \$28,800              |                 |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Refrigeration Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generators<br>Diesel   | 100%              | Now                      | \$71,500              | 2040                      | * *                   | 1                  | \$36,200              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Refrigeration Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2- 565 Kw, Not In Service Abandoned Equipment</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent   | 100%              |                          |                       | 2030                      | * *                   | 10                 | \$99,200              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID   | 100%              |                          |                       | 2020                      | \$383,200             | 10                 | \$300                 |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic   | 100%              |                          |                       | 2025                      | \$307,000             | 1                  | \$38,800              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : C C T V Surveillance Cameras</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Analog                                      | 100%              |                          |                       | 2025                      | \$1,051,000           | 1-3                | \$64,000              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations And Smoke Detectors</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Interruptible Gas/Dual<br>Fuel                | 100%              |                          |                       | 2025                      | \$108,500             | 1                  |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Hot Water Boiler                       | 100%              |                          |                       | 2023                      | \$237,600             | 1                  | \$53,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Hot Wtr Piping/Pump                            | 100%              |                          |                       | 2033                      | * *                   | 4                  | \$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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG A**  
**Asset # : 2431**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 50%               | Now                      | \$85,400              | 2020                      | \$284,700             | 1                  | \$30,100              |                 |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil Unit/Heat  | 50%               |                          |                       | 2025                      | \$790,600             | 1                  | \$17,500              |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit  | 35%               |                          |                       | 2020                      | \$76,000              | 1                  |                       |                 |
| No Component  | 65%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : All Systems Used For Refrigeration</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$60,300              |                 |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof  | 100%              |                          |                       | 2020                      | \$84,000              | 2                  | \$3,300               |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper  | 70%               |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Galv Iron/Steel   | 30%               |                          |                       | 2030                      | **                    | 1                  |                       |                 |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                 |
| Low Temp  | 100%              |                          |                       | 2025                      | \$32,800              | 4                  | \$10,700              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                 |
| Rigid Piping  | 100%              |                          |                       | 2025                      | \$10,800              | 4                  | \$1,600               |                 |
| Fixtures  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2035                      | **                    | 1-2                | \$30,300              |                 |

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

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : **BROOKLYN WHSLE MEAT MARKET BLDG B**  
**Address** : **5600 1ST AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DBS0011.010 / 2432** **Yr Built/Renovated** : **1971 /**  
**Area Sq Ft** : **78,304** **Project Type** : **ECONOMIC DEVELOPMENT**  
**Date of Survey** : **29-May-2014** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **819** **Lot** : **1** **BIN** : **3378176**

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$773,600             | \$43,100              |
| Interior Architecture | \$357,200             | \$282,300             |
| Electrical            | \$752,300             | \$841,000             |
| Mechanical            | \$535,900             | \$1,318,900           |
| <b>Total</b>          | <b>\$2,419,000</b>    | <b>\$2,485,300</b>    |
| Importance Code A     | \$773,600             | \$238,600             |
| Importance Code B     | \$1,504,100           | \$2,246,800           |
| Importance Code C     | \$141,300             |                       |
| <b>Total</b>          | <b>\$2,419,000</b>    | <b>\$2,485,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$8,600         |                 |
| Interior Architecture | \$133,400        | \$1,600         | \$27,600        | \$5,400         |
| Electrical            | \$2,600          | \$3,700         | \$2,800         | \$2,200         |
| Mechanical            | \$30,200         | \$12,900        | \$14,000        | \$11,100        |
| <b>Total</b>          | <b>\$166,200</b> | <b>\$18,200</b> | <b>\$53,000</b> | <b>\$18,700</b> |
| Importance Code A     | \$3,500          | \$3,500         | \$12,300        | \$3,500         |
| Importance Code B     | \$162,700        | \$14,600        | \$40,700        | \$15,200        |
| Importance Code C     |                  |                 |                 |                 |
| <b>Total</b>          | <b>\$166,200</b> | <b>\$18,200</b> | <b>\$53,000</b> | <b>\$18,700</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG B**  
**Asset # : 2432**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             |                   |                | LIFE               | **             | 5           | \$17,900       |          |
| Cement-Fiber Panel   | 3%             |                   |                | 2025               | \$14,900       | 10          | \$6,700        |          |
| Concrete Masonry Unit  | 27%            | Now               | \$155,800      | LIFE               | **             | 5           | \$12,100       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : East And West Facades</i>  |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 60%            | Now               | \$63,400       | LIFE               | **             | 5           | \$43,100       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Typical Throughout Loading Dock Along Base And At Building Corners</i> |                |                   |                |                    |                |             |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Typical Throughout Loading Dock Along Base And At Building Corners</i> |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 5%             | Now               | \$39,800       | 2030               | **             | 5           | \$5,600        |          |
| <i>Bent/Warped Elements, Extent : Severe, Area Affected : 25%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Roll Down Doors</i>  |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 95%            | Now               | \$398,000      | 2033               | **             | 5           | \$16,200       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Areas</i>  |                |                   |                |                    |                |             |                |          |
| Metal Louvers  | 5%             |                   |                | 2034               | **             | 10          | \$10,700       |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 90%            |                   |                | 2030               | **             | 10          | \$116,500      |          |
| Spray-on Foam  | 10%            |                   |                | 2030               | **             | 5           | \$17,300       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock Canopy</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Bird Damage - Holes In Surface</i>                                  |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG B**  
**Asset # : 2432**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet   | 10%               | Now                      | \$133,400             | 2027                      | \$133,400             | 3                  | \$16,100              |                 |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Wrinkling, Extent : Severe, Area Affected : 20%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 75%               | Now                      | \$81,500              | LIFE                      | **                    | 5                  | \$175,600             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Loading Dock</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel Plate  | 3%                | Now                      | \$85,900              | LIFE                      | **                    | 1                  |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Steel Stairs</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile   | 12%               |                          |                       | 2025                      | \$106,700             | 3                  | \$4,800               |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 100%              | Now                      | \$141,300             | LIFE                      | **                    | 5                  | \$26,000              |                 |
| <i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Interior</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Interior</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 25%               | Now                      | \$48,500              | 2038                      | **                    | 5                  | \$15,300              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 45%               |                          |                       | 2030                      | **                    | 5                  | \$55,200              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Meat Packing Areas</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Special Laminate Tiles Made For Food Service Cold Rooms</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 30%               |                          |                       | LIFE                      | **                    |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$38,400              | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Electrical Room</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2023                      | \$15,400              | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3- 45 Kva, 480/208/120 Volts</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG B**  
**Asset # : 2432**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$167,000             | 5                  | \$300                 |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2025                      | \$112,200             | 1                  |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2024                      | \$5,800               | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 95%               |                          |                       | 2024                      | \$110,900             | 5                  | \$2,000               |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 70%               |                          |                       | 2025                      | \$105,500             | 1                  |                       |                 |
| Thermoplastic   | 30%               |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 95%               |                          |                       | 2023                      | \$27,400              | 5                  | \$500                 |                 |
| Locally Mounted   | 5%                |                          |                       | 2038                      | **                    | 5                  |                       |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 100%              |                          |                       | 2020                      | \$397,900             | 10                 | \$65,600              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2020                      | \$288,800             | 10                 | \$200                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2025                      | \$69,400              | 1                  | \$8,800               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : C C T V Surveillance Cameras</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 30%               |                          |                       | 2025                      | \$237,600             | 1-3                | \$14,500              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2025                      | \$71,800              | 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG B**  
**Asset # : 2432**

| Mechanical                     | Current Repair |                   | Future Replacement  |         | Maintenance    |             | Priority       |          |
|--------------------------------|----------------|-------------------|---|---------|----------------|-------------|----------------|----------|
| System Component Type          | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                 |                |                   |   |         |                |             |                |          |
| Conversion Equipment           |                |                   |   |         |                |             |                |          |
| Hot Water Boiler               | 100%           |                   |   | 2023    | \$157,100      | 1           | \$35,400       |          |
|                                |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |         |                |             |                |          |
|                                |                |                   | <i>Location : Mechanical Room</i>                                 |         |                |             |                |          |
|                                |                |                   | <i>Explanation : 2 Units</i>                                      |         |                |             |                |          |
| Distribution                   |                |                   |   |         |                |             |                |          |
| Hot Wtr Piping/Pump            | 100%           |                   |   | 2033    | * *            | 4           | \$3,500        |          |
| Terminal Devices               |                |                   |   |         |                |             |                |          |
| Air Handler                    | 20%            | Now               | \$22,600  | 2020    | \$75,300       | 1           | \$8,000        |          |
|                                |                |                   | <i>Not in Service, Extent : Severe, Area Affected : 100%</i>      |         |                |             |                |          |
|                                |                |                   | <i>Location : Mechanical Room</i>                                 |         |                |             |                |          |
| Fan Coil Unit/Heat             | 80%            |                   |   | 2025    | \$836,700      | 1           | \$18,500       |          |
| <b>Air Conditioning</b>        |                |                   |   |         |                |             |                |          |
| Energy Source                  |                |                   |   |         |                |             |                |          |
| Electricity                    | 100%           |                   |   | 2024    | \$197,800      | 1           |                |          |
| Conversion Equipment           |                |                   |   |         |                |             |                |          |
| Ext Pkg Unit - Heating/Cooling | 100%           |                   |   | 2020    | \$460,600      | 2           | \$4,400        |          |
|                                |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |         |                |             |                |          |
|                                |                |                   | <i>Location : Throughout</i>                                      |         |                |             |                |          |
|                                |                |                   | <i>Explanation : All Systems Are Used For Refrigeration</i>       |         |                |             |                |          |
| <b>Ventilation</b>             |                |                   |   |         |                |             |                |          |
| Distribution                   |                |                   |   |         |                |             |                |          |
| Ductwork/Diffusers             | 100%           |                   |   | LIFE    | * *            | 2-5         | \$39,900       |          |
| Exhaust Fans                   |                |                   |   |         |                |             |                |          |
| Roof                           | 100%           |                   |   | 2025    | \$55,500       | 2           | \$2,200        |          |
| <b>Plumbing</b>                |                |                   |   |         |                |             |                |          |
| H/C Water Piping               |                |                   |   |         |                |             |                |          |
| Brass/Copper                   | 70%            |                   |   | 2035    | * *            | 1           |                |          |
|                                |                |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>        |         |                |             |                |          |
|                                |                |                   | <i>Location : Throughout</i>                                      |         |                |             |                |          |
| Galv Iron/Steel                | 30%            |                   |   | 2030    | * *            | 1           |                |          |
| HW Heat Exchanger              |                |                   |   |         |                |             |                |          |
| Low Temp                       | 100%           |                   |   | 2035    | * *            | 4           | \$10,600       |          |
|                                |                |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |         |                |             |                |          |
|                                |                |                   | <i>Location : Mechanical Room</i>                                 |         |                |             |                |          |
|                                |                |                   | <i>Explanation : 2 Units</i>                                      |         |                |             |                |          |
| Sanitary Piping                |                |                   |   |         |                |             |                |          |
| Cast Iron                      | 100%           |                   |   | LIFE    | * *            | 1           |                |          |
| Storm Drain Piping             |                |                   |   |         |                |             |                |          |
| Cast Iron                      | 100%           |                   |   | LIFE    | * *            | 1           |                |          |
| Fixtures                       |                |                   |   |         |                |             |                |          |
| Generic                        | 100%           |                   |   |         |                |             |                |          |
| <b>Fire Suppression</b>        |                |                   |   |         |                |             |                |          |
| Sprinkler                      |                |                   |   |         |                |             |                |          |
| Generic                        | 100%           |                   |   | 2035    | * *            | 1-2         | \$20,000       |          |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION**  
 Address : **5600 1ST AVENUE**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBS0011.030 / 162** Yr Built/Renovated : **1971 /**  
 Area Sq Ft : **9,920** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **29-May-2014** Landmark Status : **NONE**  
 Areas Surveyed : **Roof, Floors 1,2**  
 Block : **819** Lot : **1** BIN : **3378177**

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$100,800             | \$218,300             |
| Electrical            | \$42,800              | \$115,800             |
| Mechanical            | \$58,300              |                       |
| <b>Total</b>          | <b>\$201,800</b>      | <b>\$334,100</b>      |
| Importance Code A     | \$100,800             | \$218,300             |
| Importance Code B     | \$101,000             | \$115,800             |
| <b>Total</b>          | <b>\$201,800</b>      | <b>\$334,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$63,000         |                |                 |                |
| Interior Architecture | \$36,300         |                | \$3,400         | \$2,200        |
| Electrical            | \$300            | \$400          | \$38,800        | \$300          |
| Mechanical            | \$1,600          | \$800          | \$3,500         | \$1,600        |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$1,200</b> | <b>\$45,700</b> | <b>\$4,100</b> |
| Importance Code A     | \$63,500         | \$400          | \$500           | \$400          |
| Importance Code B     | \$36,900         | \$700          | \$45,200        | \$3,600        |
| Importance Code C     | \$900            |                |                 |                |
| <b>Total</b>          | <b>\$101,300</b> | <b>\$1,200</b> | <b>\$45,700</b> | <b>\$4,100</b> |



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

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION**  
**Asset # : 162**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cement-Fiber Panel   | 40%            | Now               | \$18,900       | 2025               | \$62,900       |             |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                       |                |                   |                |                    |                |             |                |          |
| Stucco Cement  | 60%            | Now               | \$38,600       | 2030               | **             | 5           | \$17,100       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 100%           | Now               | \$17,300       | 2033               | **             | 5           | \$1,100        |          |
| <i>Air Infiltration, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 100%           | Now               | \$26,900       | LIFE               | **             | 5           | \$4,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 100%           | Now               | \$62,200       | 2025               | \$155,400      |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 30%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%            | Now               | \$300          | LIFE               | **             | 5           | \$3,000        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Panel/Paver: Cer/Brk   | 5%             |                   |                | 2041               | **             | 5           | \$1,500        |          |
| Vinyl Tile   | 85%            | Now               | \$19,100       | 2030               | **             | 3           | \$4,300        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor, Stair(s)</i>                                |                |                   |                |                    |                |             |                |          |

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION**  
**Asset # : 162**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$500                 |                 |
| Gypsum Board  | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$1,100               |                 |
| Metal Panel   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Plaster   | 25%               | Now                      | \$900                 | LIFE                      | **                    | 5                  | \$300                 |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Plywood/Hardboard   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 50%               | Now                      | \$16,000              | 2038                      | **                    | 5                  | \$3,400               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 50%               |                          |                       | 2030                      | **                    | 5                  | \$6,800               |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$2,500               | 5                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Electrical Room</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated @ 400 Amperes</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2023                      | \$15,400              | 5                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Available Nameplate Ratings</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$79,200              | 5                  |                       |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2025                      | \$13,600              | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2024                      | \$1,500               | 5                  |                       |                 |
| Molded Case Bkrs  | 90%               |                          |                       | 2024                      | \$13,100              | 5                  | \$200                 |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2025                      | \$17,800              | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2030                      | **                    | 5                  | \$100                 |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION**  
**Asset # : 162**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                       | 85%               |                          |                       | 2020                      | \$42,800              | 10                 | \$7,100               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 15%               |                          |                       | 2030                      | * *                   | 10                 | \$1,200               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 50%               |                          |                       | 2025                      | \$2,200               | 1                  |                       |                 |
| Exit, Service  | 50%               |                          |                       | 2025                      | \$1,500               | 1                  |                       |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 100%              |                          |                       | 2025                      | \$36,600              | 10                 |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 30%               |                          |                       | 2025                      | \$8,800               | 1                  | \$1,100               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : C C T V Surveillance Cameras</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog  | 30%               |                          |                       | 2020                      | \$30,100              | 1-3                | \$1,800               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Manual Pull Stations, Alarm Bells</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Natural Gas   | 100%              |                          |                       | 2035                      | * *                   | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace  | 100%              |                          |                       | 2025                      | \$10,800              | 1                  | \$4,500               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof Mounted</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Gas Furnace Is Included With A C Unit</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity   | 100%              |                          |                       | 2033                      | * *                   | 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHSLE MEAT MARKET BLDG D - FDNY FIRE INVESTIGATION**  
**Asset # : 162**

| Mechanical                        | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type       | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Air Conditioning</b>           |   |                      |                |                    |                |                |                |          |
| Conversion Equipment              |   |                      |                |                    |                |                |                |          |
| Ext Pkg Unit -<br>Heating/Cooling | 100%  | 0-2                  | \$58,300       | 2035               | * *            | 2              | \$400          |          |
|                                   | <i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>   |                      |                |                    |                |                |                |          |
|                                   | <i>Location : Roof</i>  |                      |                |                    |                |                |                |          |
|                                   | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>   |                      |                |                    |                |                |                |          |
|                                   | <i>Location : Roof</i>  |                      |                |                    |                |                |                |          |
|                                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                      |                |                    |                |                |                |          |
|                                   | <i>Location : Roof</i>  |                      |                |                    |                |                |                |          |
|                                   | <i>Explanation : 2 Roof Top Units With Built In Gas Furnace</i> |                      |                |                    |                |                |                |          |
| <b>Ventilation</b>                |   |                      |                |                    |                |                |                |          |
| <b>Distribution</b>               |   |                      |                |                    |                |                |                |          |
| Ductwork/Diffusers                | 100%  |                      |                | LIFE               | * *            | 2-5            | \$5,000        |          |
| <b>Exhaust Fans</b>               |   |                      |                |                    |                |                |                |          |
| Interior                          | 10%   | Now                  | \$1,000        | 2035               | * *            | 2              |                |          |
|                                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>            |                      |                |                    |                |                |                |          |
|                                   | <i>Location : Ceiling Mounted Units - Bathrooms</i>             |                      |                |                    |                |                |                |          |
| <b>No Component</b>               |   |                      |                |                    |                |                |                |          |
|                                   | 90%   |                      |                |                    |                |                |                |          |
|                                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>    |                      |                |                    |                |                |                |          |
|                                   | <i>Location : Roof Top Units</i>                                |                      |                |                    |                |                |                |          |
|                                   | <i>Explanation : Ventilation Is Part Of AC System</i>           |                      |                |                    |                |                |                |          |
| <b>Plumbing</b>                   |   |                      |                |                    |                |                |                |          |
| <b>H/C Water Piping</b>           |   |                      |                |                    |                |                |                |          |
| Galv Iron/Steel                   | 100%  |                      |                | 2030               | * *            | 1              |                |          |
| <b>Water Heater</b>               |   |                      |                |                    |                |                |                |          |
| Gas Fired                         | 100%  |                      |                | 2020               | \$2,100        | 2              | \$100          |          |
| <b>Sanitary Piping</b>            |   |                      |                |                    |                |                |                |          |
| Cast Iron                         | 100%  |                      |                | LIFE               | * *            | 1              |                |          |
| <b>Storm Drain Piping</b>         |   |                      |                |                    |                |                |                |          |
| Cast Iron                         | 100%  |                      |                | LIFE               | * *            | 1              |                |          |
| <b>Sewage Ejector(s)</b>          |   |                      |                |                    |                |                |                |          |
| Electric                          | 100%  |                      |                | 2025               | \$10,800       | 4              | \$1,600        |          |
| <b>Fixtures</b>                   |   |                      |                |                    |                |                |                |          |
| Generic                           | 100%  |                      |                |                    |                |                |                |          |
|                                   | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                      |                |                    |                |                |                |          |
|                                   | <i>Location : Throughout</i>                                    |                      |                |                    |                |                |                |          |
| <b>Fire Suppression</b>           |   |                      |                |                    |                |                |                |          |
| <b>Sprinkler</b>                  |   |                      |                |                    |                |                |                |          |
| Generic                           | 100%  |                      |                | 2035               | * *            | 1-2            | \$2,500        |          |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.050 / 2153 **Yr Built/Renovated** : 1910 / 2013  
**Area Sq Ft** : 10,323 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 725 **Lot** : 1 **BIN** : 3345660

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$100,800             |                       |
| Electrical            | \$75,400              | \$67,800              |
| <b>Total</b>          | <b>\$176,200</b>      | <b>\$67,800</b>       |
| Importance Code A     | \$100,800             |                       |
| Importance Code B     | \$75,400              | \$67,800              |
| <b>Total</b>          | <b>\$176,200</b>      | <b>\$67,800</b>       |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|------------------|-----------------|----------------|----------------|
| Exterior Architecture | \$89,000         |                 |                |                |
| Interior Architecture | \$60,700         | \$600           | \$500          | \$2,400        |
| Electrical            | \$35,400         | \$6,400         |                |                |
| Mechanical            | \$6,600          | \$10,500        | \$400          | \$200          |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900        | \$3,900        |
| <b>Total</b>          | <b>\$195,700</b> | <b>\$21,400</b> | <b>\$4,800</b> | <b>\$6,500</b> |
| Importance Code A     | \$89,200         | \$300           | \$200          | \$200          |
| Importance Code B     | \$101,000        | \$21,100        | \$4,700        | \$6,400        |
| Importance Code C     | \$5,600          |                 |                |                |
| <b>Total</b>          | <b>\$195,700</b> | <b>\$21,400</b> | <b>\$4,800</b> | <b>\$6,500</b> |



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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES**

**Asset # : 2153**

| 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   | 95%            | Now               | \$100,800      | LIFE               | **             | 5           | \$17,100       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, South Facade, Bulkheads</i>               |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkheads</i>  |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Masonry: Granite   | 5%             | Now               | \$10,400       | LIFE               | **             | 5           | \$700          |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Building Base</i>                                      |                |                   |                |                    |                |             |                |          |
| Windows  |                |                   |                |                    |                |             |                |          |
| Aluminum   | 100%           | Now               | \$30,600       | 2040               | **             | 5           | \$1,900        |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Parapets   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 10%            | Now               | \$2,900        | LIFE               | **             | 5           | \$300          |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face - East Side</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face - East Side</i>                          |                |                   |                |                    |                |             |                |          |
| Metal Cornice  | 90%            | Now               | \$23,500       | 2039               | **             |             |                | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Corners</i>  |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Corners</i>  |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES**

**Asset # : 2153**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Asphalt Shingle   | 90%            | Now               | \$6,500        | 2037               | **             |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Location : Sloped Roof</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : This Component Is Actually Rubber Shingles Imitating Slate Shingles.</i> |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 3%             | Now               | \$14,000       | 2034               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Stair</i>  |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Stair</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Stair</i>  |                |                   |                |                    |                |             |                |          |
| Spray-on Foam   | 7%             | Now               | \$1,100        | 2029               | **             | 5           | \$500          | 1        |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Stair</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>                            |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Stair</i>  |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |                |                   |                |                    |                |             |                |          |
| Carpet  | 20%            | Now               | \$2,900        | 2023               | \$28,700       | 3           | \$3,400        |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor</i>   |                |                   |                |                    |                |             |                |          |
| Carpet  | 20%            | Now               | \$28,700       | 2026               | \$28,700       | 3           | \$3,400        |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%             |                   |                | LIFE               | **             | 5           | \$1,300        |          |
| Terrazzo  | 5%             |                   |                | LIFE               | **             | 5           | \$400          |          |
| Vinyl Tile  | 10%            | Now               | \$9,500        | 2034               | **             | 3           | \$400          |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>                            |                |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>   |                |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 35%            |                   |                | 2029               | **             | 3           | \$1,500        |          |
| Wood  | 5%             |                   |                | 2027               | \$18,500       | 5           | \$1,100        |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES**

**Asset # : 2153**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 15%               | Now                      | \$500                 | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 80%               | Now                      | \$5,100               | LIFE                      | **                    | 5                  | \$1,000               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Third Floor Entrance</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Third Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$800                 |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 10%               |                          |                       | 2029                      | **                    | 5                  | \$1,200               |                 |
| Embossed Metal   | 30%               |                          |                       | LIFE                      | **                    | 5                  | \$1,600               |                 |
| Gypsum Board   | 20%               | Now                      | \$2,300               | LIFE                      | **                    | 5                  | \$2,900               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office Area</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office Area</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 40%               | Now                      | \$11,800              | LIFE                      | **                    | 5                  | \$2,900               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Third Floor Office Area, First Floor</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Third Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2024                      | \$4,700               | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated @ 200 Amperes</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 50%               |                          |                       | 2034                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs  | 50%               |                          |                       | 2024                      | \$47,700              | 5                  | \$100                 |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2024                      | \$27,100              | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 25%               |                          |                       | 2023                      | \$7,300               | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 50%               |                          |                       | 2023                      | \$14,600              | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 25%               |                          |                       | 2032                      | **                    | 5                  | \$100                 |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES**

**Asset # : 2153**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 70%               | 2-4                      | \$32,000              | 2049                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 30%               |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 30%               |                          |                       | 2024                      | \$17,200              | 10                 | \$2,800               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3rd Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 5%                |                          |                       | 2024                      | \$2,900               | 10                 | \$500                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Staircase</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Light Fixtures</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 65%               |                          |                       | 2019                      | \$37,300              | 10                 | \$6,200               |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st And 2nd Floors</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exit, Service   | 100%              | Now                      | \$3,400               | 2034                      | **                    | 1                  |                       |                 |
| <i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2019                      | \$38,100              | 10                 |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas   | 100%              |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace   | 30%               |                          |                       | 2024                      | \$3,700               | 1                  | \$1,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tenant Owns, Operates And Maintains Equipment On 1st And 2nd Floor</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st And 2nd Floors</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Tenant Owns, Operates And Maintains Equipment On 1st And 2nd Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS ADMIN. BLDG - OFFICES**

**Asset # : 2153**

| Mechanical   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Heating  |                |                   |                |                    |                |             |                |          |
| Distribution   |                |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers   | 30%            |                   |                | LIFE               | **             | 2-5         | \$1,700        |          |
| No Component   | 70%            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : 1st And 2nd Floors</i>                                    |                |                   |                |                    |                |             |                |          |
| Air Conditioning   |                |                   |                |                    |                |             |                |          |
| Energy Source  |                |                   |                |                    |                |             |                |          |
| Electricity  | 100%           |                   |                | 2040               | **             | 1           |                |          |
| Conversion Equipment   |                |                   |                |                    |                |             |                |          |
| Window/Wall Unit   | 50%            |                   |                | 2019               | \$10,400       | 1           |                |          |
| No Component   | 50%            |                   |                |                    |                |             |                |          |
| Plumbing   |                |                   |                |                    |                |             |                |          |
| H/C Water Piping   |                |                   |                |                    |                |             |                |          |
| Galv Iron/Steel  | 100%           | 0-2               | \$6,000        | 2029               | **             | 1           |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Water Heater   |                |                   |                |                    |                |             |                |          |
| Electric   | 30%            | Now               | \$500          | 2024               | \$500          | 4           |                |          |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Restroom, Defective Electric Hot Water Heater.</i> |                |                   |                |                    |                |             |                |          |
| Not Accessible   | 70%            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location :</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Tenant Is Responsible For 1st And 2 Floors</i>            |                |                   |                |                    |                |             |                |          |
| Sanitary Piping  |                |                   |                |                    |                |             |                |          |
| Cast Iron  | 100%           |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping   |                |                   |                |                    |                |             |                |          |
| Cast Iron  | 50%            |                   |                | LIFE               | **             | 1           |                |          |
| No Component   | 50%            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Perimeter Of Building</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Leaders And Gutters</i>                                   |                |                   |                |                    |                |             |                |          |
| Fixtures   |                |                   |                |                    |                |             |                |          |
| Generic  | 100%           |                   |                |                    |                |             |                |          |
| Vertical Transport   |                |                   |                |                    |                |             |                |          |
| Elevators  |                |                   |                |                    |                |             |                |          |
| Geared Traction  | 100%           |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : 1-3</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Defective Unit, Flood Damaged During Hurricane Sandy</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS BUILDING #39/40 - WAREHOUSE  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.040 / 2430 **Yr Built/Renovated** : 1910 / 2013  
**Area Sq Ft** : 15,275 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 725 **Lot** : 1 **BIN** : 3345656

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$763,100             |                       |
| Interior Architecture | \$452,200             | \$38,200              |
| Electrical            | \$56,300              |                       |
| Mechanical            | \$67,000              | \$223,400             |
| <b>Total</b>          | <b>\$1,338,700</b>    | <b>\$261,600</b>      |
| Importance Code A     | \$763,100             |                       |
| Importance Code B     | \$536,300             | \$261,600             |
| Importance Code C     | \$39,300              |                       |
| <b>Total</b>          | <b>\$1,338,700</b>    | <b>\$261,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>   | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|-----------------|------------------|----------------|----------------|
| Exterior Architecture | \$36,800        | \$28,600         |                |                |
| Interior Architecture |                 | \$11,900         | \$200          |                |
| Electrical            | \$4,200         | \$58,100         |                |                |
| Mechanical            | \$600           | \$9,800          | \$1,100        | \$800          |
| <b>Total</b>          | <b>\$41,600</b> | <b>\$108,400</b> | <b>\$1,300</b> | <b>\$800</b>   |
| Importance Code A     | \$36,800        | \$28,600         |                |                |
| Importance Code B     | \$4,800         | \$79,800         | \$1,300        | \$800          |
| Importance Code C     |                 |                  |                |                |
| <b>Total</b>          | <b>\$41,600</b> | <b>\$108,400</b> | <b>\$1,300</b> | <b>\$800</b>   |



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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #39/40 - WAREHOUSE**

**Asset # : 2430**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 80%            | Now               | \$310,500      | LIFE               | **             | 5           | \$26,300       | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 10%            | Now               | \$91,200       | 2037               | **             | 5           | \$5,100        |          |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Stucco Cement   | 10%            | Now               | \$55,900       | 2037               | **             | 5           | \$4,100        |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>   |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |          |
| Aluminum  | 5%             |                   |                | 2040               | **             | 5           |                |          |
| Steel   | 95%            | Now               | \$34,800       | 2049               | **             | 5           | \$4,300        | 1        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 95%            | Now               | \$305,500      | LIFE               | **             | 5           | \$5,400        | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete   | 5%             | Now               | \$2,000        | LIFE               | **             | 5           | \$1,800        | 1        |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Spray-on Foam   | 100%           |                   |                | 2029               | **             | 5           | \$57,200       |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #39/40 - WAREHOUSE**

**Asset # : 2430**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 55%               | Now                      | \$70,900              | LIFE                      | **                    | 5                  | \$38,200              |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Uneven Substrate, Extent : Severe, Area Affected : 35%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile   | 5%                |                          |                       | 2029                      | **                    | 3                  | \$600                 |                 |
| Wood   | 40%               |                          |                       | 2039                      | **                    | 5                  | \$23,800              |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| Gypsum Board   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
| Masonry: Brick   | 80%               | Now                      | \$39,300              | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 75%               | Now                      | \$215,700             | LIFE                      | **                    | 5                  | \$5,400               |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Wood  | 15%               | Now                      | \$126,300             | LIFE                      | **                    |                    |                       |                 |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$5,700               |                 |

| <b>Electrical</b>               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Feeders</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Under 600 Volts</b>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #39/40 - WAREHOUSE**

**Asset # : 2430**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2024                      | \$3,700               | 1                  |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 20%               |                          |                       | 2023                      | \$1,500               | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 80%               |                          |                       | 2023                      | \$5,800               | 5                  | \$300                 |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 50%               | 2-4                      | \$4,000               | 2049                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 50%               |                          |                       | 2024                      | \$4,000               | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2022                      | \$14,100              | 5                  | \$100                 |                 |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 10%               |                          |                       | 2019                      | \$3,300               | 10                 | \$1,400               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 75%               |                          |                       | 2019                      | \$24,500              | 10                 | \$10,500              |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 15%               |                          |                       | 2019                      | \$18,300              | 10                 | \$100                 |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2019                      | \$56,300              | 10                 |                       |                 |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil Unit/Heat  | 100%              | Now                      | \$67,000              | 2024                      | \$223,400             | 1                  | \$4,400               |                 |
| <i>On Extended Life, Extent : Severe, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ceiling Mounted</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Ventilation   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wall Unit   | 40%               |                          |                       | 2019                      | \$9,000               | 2                  | \$200                 |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| Plumbing  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Galv Iron/Steel   | 100%              |                          |                       | 2029                      | **                    | 1                  |                       |                 |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                 |
| 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.*

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #39/40 - WAREHOUSE**

**Asset # : 2430**

| <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> |
| Plumbing          |                       |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Sanitary Piping       |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Cast Iron             | 100%                  |                          |                           | LIFE           | * *                   | 1                  |                       |                 |
|                   | Storm Drain Piping    |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Cast Iron             | 100%                  |                          |                           | LIFE           | * *                   | 1                  |                       |                 |
|                   | Fixtures              |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Generic               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Fire Suppression  |                       |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Sprinkler             |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Generic               | 100%                  |                          |                           | 2034           | * *                   | 1-2                | \$4,300               |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS BUILDING #45 - GARAGE  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.030 / 2429 **Yr Built/Renovated** : 1910 / 2013  
**Area Sq Ft** : 13,720 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 725 **Lot** : 1 **BIN** : 3345661

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$448,600             | \$117,000             |
| Interior Architecture | \$265,700             | \$43,200              |
| Electrical            | \$50,600              |                       |
| Mechanical            |                       | \$240,600             |
| <b>Total</b>          | <b>\$764,900</b>      | <b>\$400,800</b>      |
| Importance Code A     | \$448,600             | \$117,000             |
| Importance Code B     | \$316,300             | \$283,800             |
| <b>Total</b>          | <b>\$764,900</b>      | <b>\$400,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$87,700        | \$7,000         |                |                |
| Interior Architecture | \$700           |                 |                | \$100          |
| Electrical            | \$200           | \$38,000        | \$200          | \$200          |
| Mechanical            | \$9,000         | \$8,800         | \$1,000        | \$700          |
| <b>Total</b>          | <b>\$97,500</b> | <b>\$53,800</b> | <b>\$1,100</b> | <b>\$1,000</b> |
| Importance Code A     | \$87,700        | \$7,000         |                |                |
| Importance Code B     | \$9,800         | \$46,800        | \$1,100        | \$1,000        |
| Importance Code C     |                 |                 |                |                |
| <b>Total</b>          | <b>\$97,500</b> | <b>\$53,800</b> | <b>\$1,100</b> | <b>\$1,000</b> |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #45 - GARAGE**

**Asset # : 2429**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 75%        | Now               | \$448,600      | LIFE               | **             | 5           | \$17,400       |          |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Severe, Area Affected : 75%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 10%        | Now               | \$21,900       | LIFE               | **             | 5           | \$3,700        |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 10%        |                   |                | 2034               | **             | 5-10        | \$25,600       |          |
| Metal Coiling Doors  | 5%         | Now               | \$20,600       | 2029               | **             | 5           | \$2,900        |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Steel  | 100%       | Now               | \$30,500       | 2049               | **             | 5           | \$3,700        | 1        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 50%        |                   |                | 2024               | \$117,000      | 10          | \$20,600       |          |
| Spray-on Foam  | 50%        | Now               | \$14,600       | 2029               | **             | 5           | \$13,700       |          |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Over First Floor</i>                                   |            |                   |                |                    |                |             |                |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 90%        | Now               | \$40,100       | LIFE               | **             | 5           | \$43,200       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         |                   |                | 2033               | **             | 5           | \$1,100        |          |
| Vinyl Tile   | 5%         |                   |                | 2024               | \$9,100        | 3           | \$500          |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 95%        |                   |                | LIFE               | **             | 5           | \$1,400        |          |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$100          |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS BUILDING #45 - GARAGE**

**Asset # : 2429**

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

**Interior**

**Ceilings**

|                      |     |     |           |      |    |   |         |  |
|----------------------|-----|-----|-----------|------|----|---|---------|--|
| Exposed Concrete     | 40% |     |           | LIFE | ** | 5 | \$1,400 |  |
| Exposed Struc: Steel | 50% | Now | \$225,600 | LIFE | ** |   |         |  |

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

|              |     |  |  |      |    |   |         |  |
|--------------|-----|--|--|------|----|---|---------|--|
| Gypsum Board | 10% |  |  | LIFE | ** | 5 | \$2,700 |  |
|--------------|-----|--|--|------|----|---|---------|--|

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

**Over 600 Volts**

**Transformers**

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

**Switchgear / Switchboard**

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

**Feeders**

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

**Raceway**

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

**Under 600 Volts**

**Service Equipment**

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

**Switchgear / Switchboard**

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

**Raceway**

|                    |     |  |  |      |    |   |  |  |
|--------------------|-----|--|--|------|----|---|--|--|
| Conduit            | 50% |  |  | 2044 | ** | 1 |  |  |
| Under Construction | 50% |  |  |      |    |   |  |  |

**Panelboards**

|                    |     |  |  |      |    |   |       |  |
|--------------------|-----|--|--|------|----|---|-------|--|
| Fused Disc Sw      | 10% |  |  | 2032 | ** | 5 |       |  |
| Molded Case Bkrs   | 40% |  |  | 2032 | ** | 5 | \$100 |  |
| Under Construction | 50% |  |  |      |    |   |       |  |

**Wiring**

|                    |     |  |  |      |    |   |  |  |
|--------------------|-----|--|--|------|----|---|--|--|
| Thermoplastic      | 60% |  |  | 2034 | ** | 1 |  |  |
| Under Construction | 40% |  |  |      |    |   |  |  |

**Ground**

**Grounding Devices**

|                |      |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|
| Not Accessible | 100% |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|

**Lighting**

**Interior Lighting**

|             |     |  |  |      |  |          |    |          |
|-------------|-----|--|--|------|--|----------|----|----------|
| Fluorescent | 90% |  |  | 2019 |  | \$26,400 | 10 | \$11,300 |
|-------------|-----|--|--|------|--|----------|----|----------|

*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building*

|             |     |  |  |      |  |         |    |         |
|-------------|-----|--|--|------|--|---------|----|---------|
| Fluorescent | 10% |  |  | 2024 |  | \$2,900 | 10 | \$1,300 |
|-------------|-----|--|--|------|--|---------|----|---------|

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%  
Location : Throughout The Building*

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS BUILDING #45 - GARAGE**

**Asset # : 2429**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2019                      | \$50,600              | 10                 |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2024                      | \$12,200              | 1                  | \$1,500               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : C C T V Surveillance Cameras</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil Unit/Heat  | 100%              |                          |                       | 2024                      | \$200,600             | 1                  | \$4,400               |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wall Unit   | 40%               |                          |                       | 2019                      | \$8,100               | 2                  | \$200                 |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Galv Iron/Steel   | 100%              | 0-2                      | \$8,000               | 2022                      | \$40,000              | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sewage Ejector(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Located In A Pit</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Not Accessible</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fixtures</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Sprinkler   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2044                      | **                    | 1-2                | \$3,800               |                 |

*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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.010 / 2449 **Yr Built/Renovated** : 1910 /  
**Area Sq Ft** : 157,500 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6  
**Block** : 725 **Lot** : 1 **BIN** : 3378183

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,864,200           | \$1,188,100           |
| Interior Architecture | \$315,400             | \$525,400             |
| Electrical            | \$508,700             | \$829,000             |
| Mechanical            |                       | \$406,300             |
| <b>Total</b>          | <b>\$2,688,300</b>    | <b>\$2,948,800</b>    |
| Importance Code A     | \$1,864,200           | \$1,594,400           |
| Importance Code B     | \$824,100             | \$1,354,400           |
| <b>Total</b>          | <b>\$2,688,300</b>    | <b>\$2,948,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$12,800         |                 |                 |                 |
| Interior Architecture | \$12,300         |                 |                 |                 |
| Electrical            | \$58,500         | \$1,800         | \$1,800         | \$1,800         |
| Mechanical            | \$22,000         | \$2,900         | \$15,500        | \$2,900         |
| Elevators/Escalators  | \$17,800         | \$17,800        | \$17,800        | \$17,800        |
| <b>Total</b>          | <b>\$123,300</b> | <b>\$22,500</b> | <b>\$35,000</b> | <b>\$22,500</b> |
| Importance Code A     | \$21,600         |                 | \$8,800         |                 |
| Importance Code B     | \$89,500         | \$22,500        | \$26,200        | \$22,500        |
| Importance Code C     | \$12,300         |                 |                 |                 |
| <b>Total</b>          | <b>\$123,300</b> | <b>\$22,500</b> | <b>\$35,000</b> | <b>\$22,500</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE**

**Asset # : 2449**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 95%               |                          |                       | LIFE                      | **                    | 5                  | \$206,300             |                 |
| Masonry: Brick  | 5%                | Now                      | \$12,800              | LIFE                      | **                    | 5                  | \$2,200               |                 |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Stair Bulkhead</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Stair Bulkhead</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum  | 90%               | Now                      | \$1,620,400           | 2049                      | **                    | 5                  | \$19,800              |                 |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass Block   | 10%               | Now                      | \$42,900              | LIFE                      | **                    | 5                  | \$2,800               |                 |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapets</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | Now                      | \$129,200             | LIFE                      | **                    | 5                  | \$429,600             |                 |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East Facade, West Facade</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Skylight, Metal/Glass   | 3%                |                          |                       | 2024                      | \$480,400             | 10                 | \$11,100              |                 |
| Spray-on Foam   | 97%               |                          |                       | 2029                      | **                    | 5                  | \$143,500             |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 95%               |                          |                       | LIFE                      | **                    | 5                  | \$490,300             |                 |
| Steel Plate   | 5%                | Now                      | \$315,400             | LIFE                      | **                    | 1                  |                       |                 |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair Landings Throughout</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 20%               | Now                      | \$12,300              | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Fifth Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$600                 |                 |
| Gypsum Board  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
| Masonry: Brick  | 60%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete  | 95%               |                          |                       | LIFE                      | **                    | 5                  | \$35,000              |                 |
| Gypsum Board  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$14,700              |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%              |                          |                       | 2024                      | \$22,000              | 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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE**

**Asset # : 2449**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 20%               |                          |                       | 2023                      | \$11,700              | 5                  | \$700                 |                 |
| Fused Knife Sw  | 50%               | 2-4                      | \$29,200              | 2049                      | **                    | 5                  | \$900                 |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 30%               |                          |                       | 2023                      | \$17,500              | 5                  | \$1,200               |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 70%               | 2-4                      | \$26,500              | 2049                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 30%               |                          |                       | 2024                      | \$14,400              | 1                  |                       |                 |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 60%               |                          |                       | 2019                      | \$202,100             | 10                 | \$86,700              |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 30%               |                          |                       | 2024                      | \$101,000             | 10                 | \$43,300              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent  | 10%               |                          |                       | 2019                      | \$80,300              | 2                  | \$400                 |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2024                      | \$103,700             | 10                 | \$19,000              |                 |
| Exit, Service   | 50%               |                          |                       | 2024                      | \$20,700              | 1                  |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2024                      | \$580,900             | 10                 | \$500                 |                 |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2019                      | \$139,600             | 1                  | \$17,700              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : C C T V Surveillance Cameras</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 100%              |                          |                       | 2044                      | **                    | 1                  |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #57 - WAREHOUSE**

**Asset # : 2449**

| Mechanical                             | Current Repair  |                      | Future Replacement |            | Maintenance    |                | Priority       |          |
|--|---|----------------------|--------------------|------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type            | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                         |   |                      |                    |            |                |                |                |          |
| Conversion Equipment<br>Radiant Heater | 60%   |                      |                    | 2024       | \$406,300      | 2              | \$43,800       |          |
|  | <i>Other Observation, Extent : Light, Area Affected : 60%</i>                 |                      |                    |            |                |                |                |          |
|  | <i>Location : Throughout</i>  |                      |                    |            |                |                |                |          |
|  | <i>Explanation : Heating Equipment Is Installed And Maintained By Tenants</i> |                      |                    |            |                |                |                |          |
| No Component                           | 40%   |                      |                    |            |                |                |                |          |
| <b>Plumbing</b>                        |   |                      |                    |            |                |                |                |          |
| H/C Water Piping<br>Galv Iron/Steel    | 100%  |                      |                    | 2029       | **             | 1              |                |          |
| Sanitary Piping<br>Cast Iron           | 100%  |                      |                    | LIFE       | **             | 1              |                |          |
| Storm Drain Piping<br>Cast Iron        | 100%  |                      |                    | LIFE       | **             | 1              |                |          |
| Sump Pump(s)<br>Submersible            | 100%  |                      |                    | 2018       | \$6,500        | 4              | \$2,500        |          |
|  | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                      |                    |            |                |                |                |          |
|  | <i>Location : Located Outside The Building In A Pit</i>                       |                      |                    |            |                |                |                |          |
|  | <i>Explanation : Sump Pump Is Not Accessible</i>                              |                      |                    |            |                |                |                |          |
| Sewage Ejector(s)<br>Electric          | 100%  |                      |                    | 2024       | \$10,800       | 4              | \$1,600        |          |
|  | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                      |                    |            |                |                |                |          |
|  | <i>Location : Is Located Outside The Building In A Pit</i>                    |                      |                    |            |                |                |                |          |
|  | <i>Explanation : Ejector Is Not Accessible</i>                                |                      |                    |            |                |                |                |          |
| Fixtures<br>Generic                    | 100%  |                      |                    |            |                |                |                |          |
| <b>Vertical Transport</b>              |   |                      |                    |            |                |                |                |          |
| Elevators<br>Geared Traction           | 100%  |                      |                    | LIFE       | **             |                |                |          |
|  | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                      |                    |            |                |                |                |          |
|  | <i>Location : 1-6</i>   |                      |                    |            |                |                |                |          |
|  | <i>Explanation : 3 Units</i>  |                      |                    |            |                |                |                |          |
| <b>Fire Suppression</b>                |   |                      |                    |            |                |                |                |          |
| Sprinkler<br>Generic                   | 100%  |                      |                    | 2034       | **             | 1-2            | \$44,100       |          |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE  
 Address : 41ST - 51ST STREET AND 1ST AVE.  
 Borough : BROOKLYN Agency's Number : N/A  
 Program / Asset # : DBS0016.000 / 2448 Yr Built/Renovated : 1927 / 2013  
 Area Sq Ft : 142,560 Project Type : ECONOMIC DEVELOPMENT  
 Date of Survey : 28-Jun-2013 Landmark Status : NONE  
 Areas Surveyed : Basement, Roof, Floors 1,2,3,5,6  
 Block : 725 Lot : 1 BIN : 3378184

| CAPITAL               | FY 2018 - 2021     | FY 2022 - 2027     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$2,565,600        | \$1,180,100        |
| Interior Architecture | \$433,800          | \$467,200          |
| Electrical            | \$305,200          | \$750,600          |
| Mechanical            | \$41,600           |                    |
| <b>Total</b>          | <b>\$3,346,200</b> | <b>\$2,397,900</b> |
| Importance Code A     | \$2,565,600        | \$1,180,100        |
| Importance Code B     | \$780,700          | \$1,217,800        |
| <b>Total</b>          | <b>\$3,346,200</b> | <b>\$2,397,900</b> |

| EXPENSE               | FY 2018         | FY 2019         | FY 2020         | FY 2021         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,200        |                 |                 |                 |
| Interior Architecture | \$6,800         |                 |                 |                 |
| Electrical            |                 | \$1,200         |                 | \$500           |
| Mechanical            | \$12,800        | \$11,900        | \$5,400         | \$12,700        |
| Elevators/Escalators  | \$17,800        | \$17,800        | \$17,800        | \$17,800        |
| <b>Total</b>          | <b>\$70,600</b> | <b>\$30,900</b> | <b>\$23,200</b> | <b>\$31,000</b> |
| Importance Code A     | \$33,200        | \$9,600         |                 | \$9,300         |
| Importance Code B     | \$30,500        | \$21,400        | \$23,200        | \$21,700        |
| Importance Code C     | \$6,800         |                 |                 |                 |
| <b>Total</b>          | <b>\$70,600</b> | <b>\$30,900</b> | <b>\$23,200</b> | <b>\$31,000</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE**

**Asset # : 2448**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             | Now               | \$21,700       | LIFE               | **             | 5           | \$9,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair Bulkhead, Loading Docks</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair Bulkhead, Loading Docks</i>                        |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 90%            |                   |                | LIFE               | **             | 5           | \$177,000      |          |
| Masonry: Brick   | 5%             | Now               | \$11,600       | LIFE               | **             | 5           | \$2,000        |          |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Elevator Shaft</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Elevator Shaft</i>                                       |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Steel  | 100%           | Now               | \$2,032,300    | 2049               | **             | 5           | \$249,000      |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%           | Now               | \$467,700      | LIFE               | **             | 5           | \$388,900      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : North Side</i>   |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : North Side</i>   |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass  | 2%             |                   |                | 2024               | \$289,900      | 10          | \$6,700        |          |
| Spray-on Foam  | 98%            |                   |                | 2029               | **             | 5           | \$131,300      |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%           | Now               | \$433,800      | LIFE               | **             | 5           | \$467,200      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 15%            |                   |                | LIFE               | **             |             |                |          |
| Concrete Masonry Unit  | 15%            |                   |                | LIFE               | **             | 5           | \$500          |          |
| Gypsum Board   | 5%             |                   |                | LIFE               | **             | 5           | \$300          |          |
| Masonry: Brick   | 10%            | Now               | \$6,800        | LIFE               | **             |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : East Stair</i>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 55%            |                   |                | LIFE               | **             |             |                |          |
| <b>Ceilings</b>  |                |                   |                |                    |                |             |                |          |
| Exposed 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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE**  
**Asset # : 2448**

| Electrical               | Current Repair |   | Future Replacement |         | Maintenance    |             | Priority       |          |
|--------------------------|----------------|---|--------------------|---------|----------------|-------------|----------------|----------|
| System Component Type    | % of Total     | Fail Date (Years)   | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Over 600 Volts</b>    |                |   |                    |         |                |             |                |          |
| Service Equipment        |                |   |                    |         |                |             |                |          |
| Under Construction       | 100%           |   |                    |         |                |             |                |          |
| Transformers             |                |   |                    |         |                |             |                |          |
| Under Construction       | 100%           |   |                    |         |                |             |                |          |
| Switchgear / Switchboard |                |   |                    |         |                |             |                |          |
| Under Construction       | 100%           |   |                    |         |                |             |                |          |
| Feeders                  |                |   |                    |         |                |             |                |          |
| Under Construction       | 100%           |   |                    |         |                |             |                |          |
| Raceway                  |                |   |                    |         |                |             |                |          |
| Under Construction       | 100%           |   |                    |         |                |             |                |          |
| <b>Under 600 Volts</b>   |                |   |                    |         |                |             |                |          |
| Service Equipment        |                |   |                    |         |                |             |                |          |
| Fused Disc Sw            | 100%           |   |                    | 2054    | **             | 5           | \$600          |          |
|                          |                | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                 |                    |         |                |             |                |          |
|                          |                | <i>Location : Electrical Room</i>   |                    |         |                |             |                |          |
|                          |                | <i>Explanation : Recently Installed, Main Service Switch Rated @ 3000 Amperes</i> |                    |         |                |             |                |          |
| Switchgear / Switchboard |                |   |                    |         |                |             |                |          |
| Molded Case Bkrs         | 50%            |   |                    | 2054    | **             | 5           | \$1,900        |          |
|                          |                | <i>Recent Installation, Extent : Light, Area Affected : 100%</i>                  |                    |         |                |             |                |          |
|                          |                | <i>Location : Electrical Room</i>   |                    |         |                |             |                |          |
| Under Construction       | 50%            |   |                    |         |                |             |                |          |
| Raceway                  |                |   |                    |         |                |             |                |          |
| Conduit                  | 80%            |   |                    | 2024    |                |             | \$11,700       | 1        |
| Conduit                  | 20%            |   |                    | 2054    | **             |             |                | 1        |
|                          |                | <i>Recent Installation, Extent : Light, Area Affected : 100%</i>                  |                    |         |                |             |                |          |
|                          |                | <i>Location : 1st Floor</i>   |                    |         |                |             |                |          |
| Panelboards              |                |   |                    |         |                |             |                |          |
| Fused Disc Sw            | 20%            |   |                    | 2032    | **             | 5           | \$700          |          |
| Molded Case Bkrs         | 80%            |   |                    | 2032    | **             | 5           | \$3,000        |          |
| Wiring                   |                |   |                    |         |                |             |                |          |
| Thermoplastic            | 80%            |   |                    | 2024    |                |             | \$25,500       | 1        |
| Thermoplastic            | 20%            |   |                    | 2054    | **             |             |                | 1        |
|                          |                | <i>Recent Installation, Extent : Light, Area Affected : 100%</i>                  |                    |         |                |             |                |          |
|                          |                | <i>Location : 1st Floor</i>   |                    |         |                |             |                |          |
| Motor Controllers        |                |   |                    |         |                |             |                |          |
| Locally Mounted          | 100%           |   |                    | 2041    | **             | 5           | \$1,000        |          |
| <b>Ground</b>            |                |   |                    |         |                |             |                |          |
| Grounding Devices        |                |   |                    |         |                |             |                |          |
| Not Accessible           | 100%           |   |                    |         |                |             |                |          |
| <b>Lighting</b>          |                |   |                    |         |                |             |                |          |
| Interior Lighting        |                |   |                    |         |                |             |                |          |
| Fluorescent              | 70%            |   |                    | 2019    |                |             | \$213,600      | 10       |
|                          |                | <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>           |                    |         |                |             |                |          |
|                          |                | <i>Location : Throughout The Building</i>   |                    |         |                |             |                |          |
| Fluorescent              | 30%            |   |                    | 2024    |                |             | \$91,500       | 10       |
|                          |                | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>            |                    |         |                |             |                |          |
|                          |                | <i>Location : Throughout The Building</i>   |                    |         |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE**  
**Asset # : 2448**

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

**Lighting**

|                    |      |  |  |      |           |    |          |  |
|--------------------|------|--|--|------|-----------|----|----------|--|
| Egress Lighting    |      |  |  |      |           |    |          |  |
| Emergency, Battery | 50%  |  |  | 2024 | \$94,000  | 10 | \$17,200 |  |
| Exit, Service      | 50%  |  |  | 2024 | \$18,800  | 1  |          |  |
| Exterior Lighting  |      |  |  |      |           |    |          |  |
| HID                | 100% |  |  | 2024 | \$525,800 | 10 | \$400    |  |

**Alarm**

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Security System    |      |  |  |  |  |  |  |  |
| Under Construction | 100% |  |  |  |  |  |  |  |

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

**Heating**

|                      |      |  |   |      |    |   |          |  |
|----------------------|------|--|---|------|----|---|----------|--|
| Energy Source        |      |  |   |      |    |   |          |  |
| Natural Gas          | 100% |  |   | 2044 | ** | 1 |          |  |
| Conversion Equipment |      |  |   |      |    |   |          |  |
| Radiant Heater       | 70%  |  |   | 2029 | ** | 2 | \$46,300 |  |
|                      |      |  | <i>Other Observation, Extent : Light, Area Affected : 70%</i>                 |      |    |   |          |  |
|                      |      |  | <i>Location : Throughout</i>  |      |    |   |          |  |
|                      |      |  | <i>Explanation : Heating Equipment Is Installed And Maintained By Tenants</i> |      |    |   |          |  |
| No Component         | 30%  |  |   |      |    |   |          |  |
| Terminal Devices     |      |  |   |      |    |   |          |  |
| No Component         | 70%  |  |   |      |    |   |          |  |
| No Component         | 30%  |  |   |      |    |   |          |  |

**Ventilation**

|              |     |  |  |      |          |   |       |  |
|--------------|-----|--|--|------|----------|---|-------|--|
| Exhaust Fans |     |  |  |      |          |   |       |  |
| Wall Unit    | 10% |  |  | 2024 | \$21,100 | 2 | \$400 |  |
| No Component | 90% |  |  |      |          |   |       |  |

**Plumbing**

|                    |      |     |  |      |         |   |         |  |
|--------------------|------|-----|--|------|---------|---|---------|--|
| H/C Water Piping   |      |     |  |      |         |   |         |  |
| Galv Iron/Steel    | 100% | 0-2 | \$41,600   | 2029 | **      | 1 |         |  |
|                    |      |     | <i>Corroded, Extent : Moderate, Area Affected : 10%</i>        |      |         |   |         |  |
|                    |      |     | <i>Location : Basement</i>                                     |      |         |   |         |  |
| Sanitary Piping    |      |     |  |      |         |   |         |  |
| Cast Iron          | 100% |     |  | LIFE | **      | 1 |         |  |
| Storm Drain Piping |      |     |  |      |         |   |         |  |
| Cast Iron          | 100% |     |  | LIFE | **      | 1 |         |  |
| Sump Pump(s)       |      |     |  |      |         |   |         |  |
| Submersible        | 100% |     |  | 2018 | \$6,500 | 4 | \$2,500 |  |
|                    |      |     | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |         |   |         |  |
|                    |      |     | <i>Location : Pit In The Street</i>                            |      |         |   |         |  |
|                    |      |     | <i>Explanation : Not Accessible</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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS BUILDING #58 - WAREHOUSE**

**Asset # : 2448**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sewage Ejector(s)<br>Electric                                  | 100%              |                          |                       | 2029                      | * *                   | 4                  | \$1,600               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Street Pit</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Not Accessible</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1-6</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sprinkler</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2044                      | * *                   | 1-2                | \$40,000              |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.060 / 2283 **Yr Built/Renovated** : 1920 /  
**Area Sq Ft** : 4,351 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 715 **Lot** : 1 **BIN** : 3345662

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$375,400             |                       |
| Interior Architecture | \$107,900             |                       |
| Electrical            | \$249,700             | \$40,000              |
| <b>Total</b>          | <b>\$733,000</b>      | <b>\$40,000</b>       |
| Importance Code A     | \$375,400             |                       |
| Importance Code B     | \$357,600             | \$40,000              |
| <b>Total</b>          | <b>\$733,000</b>      | <b>\$40,000</b>       |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 | \$8,200         |                |                |
| Interior Architecture | \$42,200        |                 |                |                |
| Electrical            | \$7,600         | \$17,900        | \$600          | \$600          |
| Mechanical            | \$13,600        | \$900           | \$400          | \$300          |
| <b>Total</b>          | <b>\$63,400</b> | <b>\$27,100</b> | <b>\$1,000</b> | <b>\$900</b>   |
| Importance Code A     | \$100           | \$8,300         | \$100          |                |
| Importance Code B     | \$35,900        | \$18,800        | \$1,000        | \$900          |
| Importance Code C     | \$27,400        |                 |                |                |
| <b>Total</b>          | <b>\$63,400</b> | <b>\$27,100</b> | <b>\$1,000</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP**

**Asset # : 2283**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 5%             |                   |                | LIFE               | **             | 5           | \$400          |          |
| Masonry: Brick   | 90%            | Now               | \$149,000      | LIFE               | **             | 5           | \$12,600       | 1        |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 5%             |                   |                | 2029               | **             | 5           | \$2,200        |          |
| Windows  |                |                   |                |                    |                |             |                |          |
| Metal Louvers  | 15%            |                   |                | 2027               | \$18,400       | 10          | \$4,000        |          |
| Wood   | 85%            | Now               | \$98,200       | 2049               | **             | 5           | \$17,900       | 1        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Parapets   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 100%           | Now               | \$80,500       | LIFE               | **             | 5           | \$4,800        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Corners</i>  |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Roof   |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass  | 3%             | Now               | \$47,600       | 2054               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Over First Floor</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Over First Floor</i>                                     |                |                   |                |                    |                |             |                |          |
| Spray-on Foam  | 97%            |                   |                | 2029               | **             | 5           | \$14,200       |          |
| Interior   |                |                   |                |                    |                |             |                |          |
| Floors   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 85%            |                   |                | LIFE               | **             | 5           | \$10,900       |          |
| Panel/Paver: Cer/Brk   | 15%            |                   |                | 2032               | **             | 5           | \$2,000        |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP**

**Asset # : 2283**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 10%               |                          |                       | 2027                      | \$8,400               | 5                  | \$300                 |                 |
| Masonry: Brick  | 70%               | Now                      | \$25,000              | LIFE                      | **                    |                    |                       |                 |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 20%               | Now                      | \$2,400               | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Pump Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Pump Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete  | 40%               | Now                      | \$14,800              | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Wood   | 60%               | Now                      | \$107,900             | LIFE                      | **                    |                    |                       |                 |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Liquid Filled  | 100%              | 2-4                      | \$134,200             | 2044                      | **                    | 3                  |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker  | 100%              | 2-4                      | \$3,900               | 2054                      | **                    | 3                  |                       |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Obsolete Equipment</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Feeders</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cable  | 100%              |                          |                       | 2023                      | \$15,100              | 1                  |                       |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2024                      | \$40,000              | 1                  |                       |                 |

**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.*

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP**

**Asset # : 2283**

| Electrical   | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority       |          |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Under 600 Volts</b>   |                |                   |                    |         |                |             |                |          |
| Service Equipment  |                |                   |                    |         |                |             |                |          |
| Molded Case Bkrs   | 100%           |                   |                    | 2024    | \$1,400        | 5           | \$100          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>          |                |                   |                    |         |                |             |                |          |
| <i>Location : Electrical Room</i>  |                |                   |                    |         |                |             |                |          |
| <i>Explanation : No Available Nameplate Rating Capacity</i>                |                |                   |                    |         |                |             |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| Raceway  |                |                   |                    |         |                |             |                |          |
| Conduit  | 30%            |                   |                    | 2034    | **             | 1           |                |          |
| Conduit  | 70%            |                   |                    | 2024    | \$2,600        | 1           |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| Panelboards  |                |                   |                    |         |                |             |                |          |
| Molded Case Bkrs   | 50%            |                   |                    | 2032    | **             | 5           | \$100          |          |
| Molded Case Bkrs   | 50%            |                   |                    | 2023    | \$3,700        | 5           | \$100          |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| Wiring   |                |                   |                    |         |                |             |                |          |
| Braided Cloth  | 20%            | 2-4               | \$1,600            | 2049    | **             | 1           |                |          |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>            |                |                   |                    |         |                |             |                |          |
| <i>Location : Shop And Electrical Room</i>                                 |                |                   |                    |         |                |             |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| Thermoplastic  | 50%            |                   |                    | 2034    | **             | 1           |                |          |
| Thermoplastic  | 30%            |                   |                    | 2024    | \$2,400        | 1           |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| Motor Controllers  |                |                   |                    |         |                |             |                |          |
| Locally Mounted  | 100%           |                   |                    | 2029    | **             | 5           |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| <b>Ground</b>  |                |                   |                    |         |                |             |                |          |
| Grounding Devices  |                |                   |                    |         |                |             |                |          |
| Not Accessible   | 100%           |                   |                    |         |                |             |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| <b>Stand-by Power</b>  |                |                   |                    |         |                |             |                |          |
| Transfer Switches  |                |                   |                    |         |                |             |                |          |
| Automatic  | 100%           |                   |                    | 2022    | \$8,700        | 1           | \$1,300        |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| Generators   |                |                   |                    |         |                |             |                |          |
| Diesel   | 100%           |                   |                    | 2020    | \$71,500       | 1           | \$1,700        |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>          |                |                   |                    |         |                |             |                |          |
| <i>Location : Fire Pump Room</i>   |                |                   |                    |         |                |             |                |          |
| <i>Explanation : 2- 119 Kw Diesel Generators</i>                           |                |                   |                    |         |                |             |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| Batteries  |                |                   |                    |         |                |             |                |          |
| Lead/Acid  | 100%           |                   |                    | 2018    | \$1,500        | 5           | \$200          |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| Fuel Storage   |                |                   |                    |         |                |             |                |          |
| Main Tank  | 100%           |                   |                    | 2027    | \$500          | 5           | \$100          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>          |                |                   |                    |         |                |             |                |          |
| <i>Location : Pump House</i>   |                |                   |                    |         |                |             |                |          |
| <i>Explanation : 2- Main Tanks, No Available Nameplate Rating Capacity</i> |                |                   |                    |         |                |             |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| <b>Lighting</b>  |                |                   |                    |         |                |             |                |          |
| Interior Lighting  |                |                   |                    |         |                |             |                |          |
| Fluorescent  | 100%           |                   |                    | 2019    | \$9,300        | 10          | \$4,000        |          |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>    |                |                   |                    |         |                |             |                |          |
| <i>Location : Throughout The Building</i>                                  |                |                   |                    |         |                |             |                |          |
| <hr/>  |                |                   |                    |         |                |             |                |          |
| <b>Alarm</b>   |                |                   |                    |         |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP**

**Asset # : 2283**

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

**Alarm**

Security System

No Component

70%

Generic

30%

2019

\$3,900

1

\$500

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

*Location : Pump House*

*Explanation : Intrusion Alarm Only*

Fire/Smoke Detection

Generic

100%

2019

\$44,000

1-3

\$2,700

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

*Location : Throughout The Building*

*Explanation : Horns And Bells*

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

**Heating**

Energy Source

Electricity

20%

2034

\*\*

1

Natural Gas

80%

2034

\*\*

1

Conversion Equipment

Radiant Heater

20%

2024

\$3,700

2

\$400

*Other Observation, Extent : Light, Area Affected : 20%*

*Location : Pump House*

*Explanation : Electrical Unit Heater In Pump House Only*

No Component

80%

Terminal Devices

Fan Coil Unit/Heat

80%

Now

\$10,200

2034

\*\*

1

\$1,000

*Unit Inoperable, Extent : Severe, Area Affected : 80%*

*Location : Obsolete Gas Fired Fan Coil Unit Heaters In The Shop*

No Component

20%

**Ventilation**

Exhaust Fans

Wall Unit

30%

2024

\$1,900

2

No Component

70%

**Plumbing**

H/C Water Piping

Galv Iron/Steel

100%

2029

\*\*

1

Water Heater

Electric

100%

2019

\$700

4

Sanitary Piping

Cast Iron

100%

LIFE

\*\*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\*\*

1

Fixtures

Generic

100%

**Fire Suppression**

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS PUMP HOUSE - SHOP**

**Asset # : 2283**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>                                 |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                              | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Fire Suppression Sprinkler   |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | 2034                      | * *                   | 1-2                | \$1,200               |                 |
| Fire Pump                    |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              | Now   | \$3,100               | 2039                      | * *                   | 1                  | \$700                 |                 |
|                              |                   | <i>Damaged, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : First Floor, Damaged By Sandy</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.*

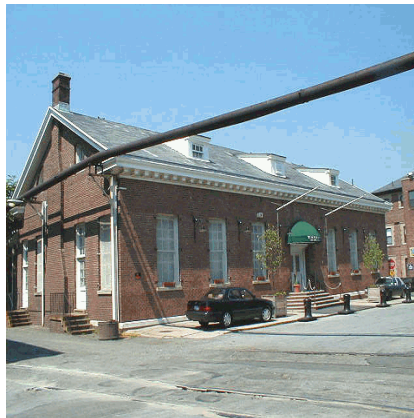
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS RESTAURANT  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.070 / 2154 **Yr Built/Renovated** : 1920 /  
**Area Sq Ft** : 7,360 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 725 **Lot** : 1 **BIN** : 3345657

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$617,600             |                       |
| Interior Architecture | \$59,200              | \$94,000              |
| <b>Total</b>          | <b>\$676,700</b>      | <b>\$94,000</b>       |
| Importance Code A     | \$617,600             |                       |
| Importance Code B     | \$59,200              | \$94,000              |
| <b>Total</b>          | <b>\$676,700</b>      | <b>\$94,000</b>       |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$33,300        |                |                |                |
| Interior Architecture | \$37,600        |                |                |                |
| <b>Total</b>          | <b>\$70,900</b> |                |                |                |
| Importance Code A     | \$33,300        |                |                |                |
| Importance Code B     | \$34,400        |                |                |                |
| Importance Code C     | \$3,200         |                |                |                |
| <b>Total</b>          | <b>\$70,900</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS RESTAURANT  
Asset # : 2154**

| Architecture   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |          |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| Exterior   |                |                      |                |                    |                |                |                |          |
| Exterior Walls   |                |                      |                |                    |                |                |                |          |
| Masonry: Brick   | 100%           | Now                  | \$224,700      | LIFE               | **             | 5              | \$25,400       |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : North Facade, Throughout</i>                           |                |                      |                |                    |                |                |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement Entrance</i>                                  |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Windows  |                |                      |                |                    |                |                |                |          |
| Wood   | 100%           | Now                  | \$54,700       | 2049               | **             | 5              | \$10,000       | 1        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>        |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| <i>Split/Cracked, Extent : Severe, Area Affected : 100%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Parapets   |                |                      |                |                    |                |                |                |          |
| Metal Cornice  | 100%           | Now                  | \$33,300       | 2039               | **             |                |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>     |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>     |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Roof   |                |                      |                |                    |                |                |                |          |
| Slate  | 75%            | Now                  | \$338,100      | LIFE               | **             |                |                | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Kitchen</i>                                       |                |                      |                |                    |                |                |                |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 35%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Kitchen</i>                                       |                |                      |                |                    |                |                |                |          |
| Not Accessible   | 25%            |                      |                |                    |                |                |                |          |
| Interior   |                |                      |                |                    |                |                |                |          |
| Floors   |                |                      |                |                    |                |                |                |          |
| Panel/Paver: Cer/Brk   | 100%           |                      |                | 2032               | **             | 5              | \$30,200       |          |
| Interior Walls   |                |                      |                |                    |                |                |                |          |
| Gypsum Board   | 30%            |                      |                | LIFE               | **             | 5              | \$700          |          |
| Plaster  | 50%            | Now                  | \$3,200        | LIFE               | **             | 5              | \$600          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Kitchen</i>  |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| SGFT/Glazed Masonry  | 20%            |                      |                | LIFE               | **             |                |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS RESTAURANT  
Asset # : 2154**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Interior   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 20%               | Now                      | \$34,400              | LIFE                      | **                    | 5                  | \$1,700               |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Kitchen</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Kitchen</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood   | 80%               | Now                      | \$59,200              | LIFE                      | **                    | 5                  | \$94,000              |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Building Has Been Closed For Years And Is Not Accessible</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS RESTAURANT**  
**Asset # : 2154**

| Mechanical<br>System<br>Component<br>Type | Current Repair   |                      | Future Replacement |            | Maintenance    |                | Priority |
|---|--|----------------------|--------------------|------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| <b>Heating</b>                            |  |                      |                    |            |                |                |          |
| Energy Source                             |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
|   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>             |                      |                    |            |                |                |          |
|   | <i>Location : Throughout</i>   |                      |                    |            |                |                |          |
|   | <i>Explanation : Building Has Been Closed For Many Years - No Access</i> |                      |                    |            |                |                |          |
| Conversion Equipment                      |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Distribution                              |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Terminal Devices                          |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| <b>Air Conditioning</b>                   |  |                      |                    |            |                |                |          |
| Energy Source                             |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Conversion Equipment                      |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Distribution                              |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Terminal Devices                          |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Heat Rejection                            |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| <b>Ventilation</b>                        |  |                      |                    |            |                |                |          |
| Distribution                              |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Exhaust Fans                              |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| <b>Plumbing</b>                           |  |                      |                    |            |                |                |          |
| H/C Water Piping                          |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Water Heater                              |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| HW Heat Exchanger                         |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Sanitary Piping                           |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Storm Drain Piping                        |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Sump Pump(s)                              |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Sewage Ejector(s)                         |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Backflow Preventer                        |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |
| Fixtures                                  |  |                      |                    |            |                |                |          |
| Not Accessible                            | 100%   |                      |                    |            |                |                |          |

**Fire Suppression**

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS RESTAURANT**

**Asset # : 2154**

| <b>Mechanical</b>                    |                       | <b>Current Repair</b>        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--------------------------------------|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Fire Suppression                     |                       |                              |                       |                           |                       |                        |                       |                 |
| Standpipe                            |                       |                              |                       |                           |                       |                        |                       |                 |
| Not Accessible                       | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Fire Pump                            |                       |                              |                       |                           |                       |                        |                       |                 |
| Not Accessible                       | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Chemical System                      |                       |                              |                       |                           |                       |                        |                       |                 |
| Not Accessible                       | 100%                  |                              |                       |                           |                       |                        |                       |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.080 / 2155 **Yr Built/Renovated** : 1910 / 2013  
**Area Sq Ft** : 162,409 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4  
**Block** : 715 **Lot** : 1 **BIN** : 3345581

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,913,200           | \$1,083,900           |
| Interior Architecture | \$1,467,700           | \$438,500             |
| Electrical            | \$1,133,800           | \$193,300             |
| Mechanical            | \$47,400              | \$63,000              |
| <b>Total</b>          | <b>\$4,562,100</b>    | <b>\$1,778,800</b>    |
| Importance Code A     | \$1,913,200           | \$1,083,900           |
| Importance Code B     | \$2,574,700           | \$694,900             |
| Importance Code C     | \$74,100              |                       |
| <b>Total</b>          | <b>\$4,562,100</b>    | <b>\$1,778,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 |                 |                 |
| Interior Architecture | \$2,400         | \$6,000         |                 |                 |
| Electrical            | \$33,000        | \$20,100        | \$300           | \$500           |
| Mechanical            | \$8,200         | \$31,600        | \$14,500        | \$6,500         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$47,500</b> | <b>\$61,600</b> | <b>\$18,700</b> | <b>\$11,000</b> |
| Importance Code A     | \$6,300         | \$3,100         | \$1,600         | \$3,100         |
| Importance Code B     | \$41,200        | \$58,500        | \$17,100        | \$7,900         |
| Importance Code C     |                 |                 |                 |                 |
| <b>Total</b>          | <b>\$47,500</b> | <b>\$61,600</b> | <b>\$18,700</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE**

**Asset # : 2155**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 90%        | Now               | \$563,000      | LIFE               | **             | 5           | \$95,500       |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Bulkheads</i>   |            |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 10%        | Now               | \$235,300      | 2029               | **             | 5           | \$16,600       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                       |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Steel   | 100%       | Now               | \$938,300      | 2049               | **             | 5           | \$114,900      | 1        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 95%        | Now               | \$113,100      | LIFE               | **             | 5           | \$10,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 5%         |                   |                | LIFE               | **             | 5           | \$700          |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 10%        |                   |                | 2037               | **             | 10          | \$20,600       |          |
| Skylight, Metal/Glass   | 5%         |                   |                | 2024               | \$809,900      | 10          | \$18,700       |          |
| Spray-on Foam   | 85%        |                   |                | 2029               | **             | 5           | \$127,200      |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 23%        |                   |                | LIFE               | **             | 5           | \$120,500      |          |
| Ceramic Tile  | 2%         |                   |                | 2033               | **             | 5           | \$4,800        |          |
| Wood  | 75%        | Now               | \$1,157,100    | 2039               | **             | 5           | \$168,400      |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Fourth Floor</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Fourth Floor</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Fourth Floor</i>                                      |            |                   |                |                    |                |             |                |          |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE**

**Asset # : 2155**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$800                 |                 |
| Gypsum Board  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$2,300               |                 |
| Masonry: Brick  | 50%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Masonry: Brick  | 25%               | Now                      | \$74,100              | LIFE                      | **                    |                    |                       |                 |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First And Fourth Floors</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$1,200               |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 5%                |                          |                       | 2029                      | **                    | 5                  | \$12,000              |                 |
| Exposed Struc: Wood   | 25%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board  | 10%               | Now                      | \$236,500             | LIFE                      | **                    | 5                  | \$29,900              |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 35%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board  | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$119,700             |                 |
| Plaster   | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$29,900              |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Liquid Filled  | 50%               | 2-4                      | \$67,100              | 2044                      | **                    | 3                  | \$700                 |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Six 300 Kva 4160v-480v/277v</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 50%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Feeders</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Busway   | 100%              |                          |                       | 2022                      | \$15,100              | 1                  |                       |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Tray   | 100%              |                          |                       | 2022                      | \$40,000              | 1                  |                       |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Knife Sw   | 100%              | 0-2                      | \$4,700               | 2054                      | **                    | 5                  | \$300                 |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Obsolete Equipment</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE**

**Asset # : 2155**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Knife Sw  | 100%              | 0-2                      | \$95,500              | 2054                      | **                    | 5                  | \$300                 |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Obsolete Equipment</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2024                      | \$22,000              | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 20%               |                          |                       | 2023                      | \$11,700              | 5                  | \$700                 |                 |
| Molded Case Bkrs  | 30%               |                          |                       | 2032                      | **                    | 5                  | \$1,300               |                 |
| Molded Case Bkrs  | 50%               |                          |                       | 2023                      | \$29,200              | 5                  | \$2,100               |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 70%               | 2-4                      | \$26,500              | 2049                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 30%               |                          |                       | 2024                      | \$14,400              | 1                  |                       |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 70%               |                          |                       | 2019                      | \$243,100             | 10                 | \$104,300             |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 25%               |                          |                       | 2024                      | \$86,800              | 10                 | \$37,200              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 5%                |                          |                       | 2019                      | \$17,400              | 10                 | \$7,400               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Light Fixtures</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2029                      | **                    | 10                 | \$19,300              |                 |
| Exit, Service   | 50%               |                          |                       | 2029                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2019                      | \$599,000             | 10                 | \$500                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 5%                |                          |                       | 2024                      | \$24,000              | 1                  | \$3,000               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : C C T V Surveillance Camera</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE**

**Asset # : 2155**

| <b>Mechanical</b>              |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                 |                   |                          |   |                           |                       |                    |                       |                 |
| Energy Source                  |                   |                          |   |                           |                       |                    |                       |                 |
| Natural Gas                    | 100%              |                          |   | 2034                      | * *                   | 1                  |                       |                 |
| Conversion Equipment           |                   |                          |   |                           |                       |                    |                       |                 |
| Furnace                        | 20%               |                          |   | 2029                      | * *                   | 1                  | \$16,100              |                 |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 50%</i>                                       |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Roof</i>  |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Explanation : 2 Gas Fired Packaged Rooftop Air Conditioning Units Serving The 4th Floor Only</i> |                           |                       |                    |                       |                 |
| Radiant Heater                 | 10%               |                          |   | 2029                      | * *                   | 2                  | \$7,500               |                 |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : 4th Floor In Tenant Spaces And Corridors</i>  |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Explanation : Gas Fired Reznors Furnaces</i>   |                           |                       |                    |                       |                 |
| No Component                   | 70%               |                          |   |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>        |                   |                          |   |                           |                       |                    |                       |                 |
| Energy Source                  |                   |                          |   |                           |                       |                    |                       |                 |
| Electricity                    | 100%              |                          |   | 2040                      | * *                   | 1                  |                       |                 |
| Conversion Equipment           |                   |                          |   |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling | 20%               |                          |   | 2029                      | * *                   | 2                  | \$2,000               |                 |
| No Component                   | 80%               |                          |   |                           |                       |                    |                       |                 |
| <b>Ventilation</b>             |                   |                          |   |                           |                       |                    |                       |                 |
| Distribution                   |                   |                          |   |                           |                       |                    |                       |                 |
| Ductwork/Diffusers             | 50%               |                          |   | LIFE                      | * *                   | 2-5                | \$45,300              |                 |
| No Component                   | 50%               |                          |   |                           |                       |                    |                       |                 |
| Exhaust Fans                   |                   |                          |   |                           |                       |                    |                       |                 |
| Roof                           | 50%               |                          |   | 2024                      | \$63,000              | 2                  | \$2,500               |                 |
| No Component                   | 50%               |                          |   |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                |                   |                          |   |                           |                       |                    |                       |                 |
| H/C Water Piping               |                   |                          |   |                           |                       |                    |                       |                 |
| Galv Iron/Steel                | 100%              | 0-2                      | \$47,400  | 2029                      | * *                   | 1                  |                       |                 |
|                                |                   |                          | <i>Corroded, Extent : Moderate, Area Affected : 15%</i>   |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : 1st Floor</i>   |                           |                       |                    |                       |                 |
| Water Heater                   |                   |                          |   |                           |                       |                    |                       |                 |
| Electric                       | 100%              |                          |   | 2019                      | \$24,600              | 4                  | \$1,400               |                 |
| Sanitary Piping                |                   |                          |   |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |                          |   | LIFE                      | * *                   | 1                  |                       |                 |
| Storm Drain Piping             |                   |                          |   |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |                          |   | LIFE                      | * *                   | 1                  |                       |                 |
| Fixtures                       |                   |                          |   |                           |                       |                    |                       |                 |
| Generic                        | 100%              |                          |   |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>      |                   |                          |   |                           |                       |                    |                       |                 |
| Elevators                      |                   |                          |   |                           |                       |                    |                       |                 |
| Geared Traction                | 100%              |                          |   | LIFE                      | * *                   |                    |                       |                 |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : 1-4</i>   |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Explanation : One Freight Elevator</i>   |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>        |                   |                          |   |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS UNIT C - WAREHOUSE**

**Asset # : 2155**

| <b>Mechanical</b>                        |                       | <b>Current Repair</b>        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       | <b>Priority</b> |
|--|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b>     | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> |                 |
| Fire Suppression<br>Sprinkler<br>Generic | 100%                  |                              |                       | 2034                      | * *                   | 1-2                    | \$45,500              |                 |

*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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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.090 / 2156 **Yr Built/Renovated** : 1910 / 2008  
**Area Sq Ft** : 36,768 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 715 **Lot** : 1 **BIN** : 3378186

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,425,100           | \$211,500             |
| Interior Architecture | \$695,900             | \$189,900             |
| Electrical            | \$174,900             | \$39,300              |
| <b>Total</b>          | <b>\$2,296,000</b>    | <b>\$440,700</b>      |
| Importance Code A     | \$1,425,100           | \$211,500             |
| Importance Code B     | \$705,600             | \$229,200             |
| Importance Code C     | \$165,300             |                       |
| <b>Total</b>          | <b>\$2,296,000</b>    | <b>\$440,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture |                 |                 |                |                |
| Electrical            | \$26,000        | \$17,400        | \$400          | \$400          |
| Mechanical            | \$17,200        | \$9,800         | \$1,500        | \$4,100        |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$27,200</b> | <b>\$1,900</b> | <b>\$4,500</b> |
| Importance Code A     |                 | \$3,400         |                | \$3,400        |
| Importance Code B     | \$43,300        | \$23,700        | \$1,900        | \$1,100        |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$27,200</b> | <b>\$1,900</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE**

**Asset # : 2156**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 90%            | Now               | \$381,100      | LIFE               | **             | 5           | \$43,100       |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 10%            | Now               | \$265,400      | 2044               | **             | 5           | \$7,500        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                          |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |          |
| Steel   | 100%           | Now               | \$488,700      | 2049               | **             | 5           | \$59,900       | 1        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>   |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 5%             |                   |                | LIFE               | **             | 5           | \$6,300        |          |
| Masonry: Brick  | 95%            | Now               | \$174,000      | LIFE               | **             | 5           | \$15,400       |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, North Facade</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Spray-on Foam   | 100%           | Now               | \$115,900      | 2029               | **             | 5           | \$108,500      |          |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : West Side</i>   |                |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Severe, Area Affected : 25%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : West Side</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Storage At West Side</i>                              |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : West Side</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Section Of Roof Collapsed</i>                      |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE**

**Asset # : 2156**

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

Interior

Floors

|                        |      |     |           |      |    |   |           |
|------------------------|------|-----|-----------|------|----|---|-----------|
| Cast in Place Concrete | 100% | Now | \$264,500 | LIFE | ** | 5 | \$189,900 |
|------------------------|------|-----|-----------|------|----|---|-----------|

*Broken/Missing Elements, Extent : Severe, Area Affected : 15%*

*Location : First Floor*

*Misaligned/Bulging, Extent : Moderate, Area Affected : 25%*

*Location : First Floor*

*Worn/Eroded, Extent : Severe, Area Affected : 50%*

*Location : First Floor*

Interior Walls

|                |      |     |           |      |    |  |  |
|----------------|------|-----|-----------|------|----|--|--|
| Masonry: Brick | 100% | Now | \$165,300 | LIFE | ** |  |  |
|----------------|------|-----|-----------|------|----|--|--|

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

*Location : Throughout*

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

*Location : Throughout*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Throughout*

Ceilings

|                     |     |  |  |      |    |  |  |
|---------------------|-----|--|--|------|----|--|--|
| Exposed Struc: Wood | 75% |  |  | LIFE | ** |  |  |
|---------------------|-----|--|--|------|----|--|--|

|                     |     |     |           |      |    |  |  |
|---------------------|-----|-----|-----------|------|----|--|--|
| Exposed Struc: Wood | 25% | Now | \$266,100 | LIFE | ** |  |  |
|---------------------|-----|-----|-----------|------|----|--|--|

*Broken/Missing Elements, Extent : Severe, Area Affected : 25%*

*Location : West Side*

*Split/Cracked, Extent : Severe, Area Affected : 25%*

*Location : West Side*

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

*Location : West Side*

*Explanation : Section Of Ceiling Collapsed*

| 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% |  |  | 2024 | \$3,700 | 1 |  |
|---------|------|--|--|------|---------|---|--|

Panelboards

|               |     |  |  |      |    |   |       |
|---------------|-----|--|--|------|----|---|-------|
| Fused Disc Sw | 50% |  |  | 2032 | ** | 5 | \$400 |
|---------------|-----|--|--|------|----|---|-------|

|                |     |     |          |      |    |   |       |
|----------------|-----|-----|----------|------|----|---|-------|
| Fused Knife Sw | 30% | 0-2 | \$25,600 | 2049 | ** | 5 | \$100 |
|----------------|-----|-----|----------|------|----|---|-------|

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

*Location : Throughout The Building*

|                  |     |  |  |      |         |   |       |
|------------------|-----|--|--|------|---------|---|-------|
| Molded Case Bkrs | 10% |  |  | 2023 | \$1,500 | 5 | \$100 |
|------------------|-----|--|--|------|---------|---|-------|

|                  |     |  |  |      |    |   |       |
|------------------|-----|--|--|------|----|---|-------|
| Molded Case Bkrs | 10% |  |  | 2032 | ** | 5 | \$100 |
|------------------|-----|--|--|------|----|---|-------|

Wiring

|               |      |  |  |      |         |   |  |
|---------------|------|--|--|------|---------|---|--|
| Thermoplastic | 100% |  |  | 2024 | \$8,000 | 1 |  |
|---------------|------|--|--|------|---------|---|--|

Lighting

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE**

**Asset # : 2156**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent  | 50%               |                          |                       | 2024                      | \$39,300              | 10                 | \$16,900              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 50%               |                          |                       | 2019                      | \$39,300              | 10                 | \$16,900              |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID  | 100%              |                          |                       | 2019                      | \$135,600             | 10                 | \$100                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component<br>Generic                              | 70%               |                          |                       | 2024                      | \$32,600              | 1                  | \$4,100               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : C C T V Surveillance Cameras</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Natural Gas  | 100%              |                          |                       | 2044                      | * *                   | 1                  |                       |                 |
| Conversion Equipment<br>Radiant Heater                                  | 100%              |                          |                       | 2029                      | * *                   | 2                  | \$17,100              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 10 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans<br>Wall Unit<br>No Component                               | 50%               |                          |                       | 2024                      | \$27,200              | 2                  | \$600                 |                 |
|   | 50%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Galv Iron/Steel                                     | 100%              | 0-2                      | \$10,700              | 2029                      | * *                   | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 30%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Main Connection Pipe</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Heater<br>Electric  | 100%              |                          |                       | 2019                      | \$5,600               | 4                  | \$300                 |                 |
| Sanitary Piping<br>Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS UNIT D - WAREHOUSE**

**Asset # : 2156**

| <b>Mechanical</b>                    |                       | <b>Current Repair</b>                                   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--------------------------------------|-----------------------|---|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b>                            | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Plumbing                             |                       |   |                       |                           |                       |                        |                       |                 |
| Storm Drain Piping                   |                       |   |                       |                           |                       |                        |                       |                 |
| Cast Iron                            | 100%                  | Now   | \$5,000               | LIFE                      | **                    | 1                      |                       |                 |
|                                      |                       | <i>Corroded, Extent : Moderate, Area Affected : 10%</i> |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Various Locations</i>                     |                       |                           |                       |                        |                       |                 |
| Fixtures                             |                       |   |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |   |                       |                           |                       |                        |                       |                 |
| Fire Suppression                     |                       |   |                       |                           |                       |                        |                       |                 |
| Sprinkler                            |                       |   |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |   |                       | 2034                      | **                    | 1-2                    | \$10,300              |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0016.020 / 2428 **Yr Built/Renovated** : 1902 /  
**Area Sq Ft** : 316,940 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5,7  
**Block** : 725 **Lot** : 1 **BIN** : 3378185

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,541,700           | \$351,700             |
| Interior Architecture | \$974,200             | \$1,059,900           |
| Mechanical            | \$184,900             | \$69,500              |
| <b>Total</b>          | <b>\$3,700,800</b>    | <b>\$1,481,100</b>    |
| Importance Code A     | \$2,541,700           | \$351,700             |
| Importance Code B     | \$1,159,100           | \$1,129,400           |
| <b>Total</b>          | <b>\$3,700,800</b>    | <b>\$1,481,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$21,400        |                 | \$900           |                 |
| Interior Architecture |                 |                 | \$3,000         |                 |
| Mechanical            | \$8,400         | \$5,400         | \$1,800         | \$5,400         |
| Elevators/Escalators  | \$6,900         | \$6,900         | \$6,900         | \$6,900         |
| <b>Total</b>          | <b>\$36,700</b> | <b>\$12,300</b> | <b>\$12,700</b> | <b>\$12,300</b> |
| Importance Code A     | \$21,400        | \$4,400         | \$900           | \$4,400         |
| Importance Code B     | \$15,300        | \$7,900         | \$11,700        | \$7,900         |
| Importance Code C     |                 |                 |                 |                 |
| <b>Total</b>          | <b>\$36,700</b> | <b>\$12,300</b> | <b>\$12,700</b> | <b>\$12,300</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE**

**Asset # : 2428**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 5%             |                   |                | LIFE               | **             | 5           | \$7,400        |          |
| Masonry: Brick   | 10%            | Now               | \$209,900      | LIFE               | **             | 5           | \$23,700       |          |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 50%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : At Elevator Shaft</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : At Elevator Shaft</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 70%            |                   |                | LIFE               | **             | 5           | \$166,200      |          |
| Metal Coiling Doors  | 15%            | Now               | \$394,800      | 2029               | **             | 5           | \$55,700       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 10%            |                   |                | 2040               | **             | 5           | \$1,900        |          |
| Steel  | 90%            | Now               | \$865,900      | 2049               | **             | 5           | \$106,100      | 1        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                    |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta   | 5%             | Now               | \$21,400       | LIFE               | **             | 5           | \$4,500        | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>   |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 95%            | Now               | \$184,800      | LIFE               | **             | 5           | \$10,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE**

**Asset # : 2428**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Modified Bitumen  | 98%               | Now                      | \$734,200             | 2034                      | **                    |                    |                       |                 |
| <i>Ponding, Extent : Moderate, Area Affected : 10%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Skylight, Metal/Glass   | 2%                | Now                      | \$152,000             | 2034                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Over Elevator Shaft</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Over Elevator Shaft</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 95%               | Now                      | \$228,900             | LIFE                      | **                    | 5                  | \$985,800             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile  | 5%                |                          |                       | 2029                      | **                    | 3                  | \$8,900               |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$3,100               |                 |
| Masonry: Brick  | 95%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete  | 100%              | Now                      | \$745,300             | LIFE                      | **                    | 5                  | \$74,100              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Around Beams</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Over 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Abandoned Building</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Feeders</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Under 600 Volts</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE**

**Asset # : 2428**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Panelboards                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Wiring                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 15%               |  |                       | 2044                      | * *                   | 1                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 15%</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Only 1st Floor Is Currently Occupied - 2nd Through 7th Floors Are Vacant And Not Accessible</i> |                       |                           |                       |                    |                       |                 |
| No Component                 | 85%               |  |                       |                           |                       |                    |                       |                 |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                 |
| Radiant Heater               | 15%               |  |                       | 2029                      | * *                   | 2                  | \$22,100              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 15%</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : First Floor</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Heating Equipment Is Installed And Maintained By Tenants</i>                                    |                       |                           |                       |                    |                       |                 |
| No Component                 | 85%               |  |                       |                           |                       |                    |                       |                 |
| Terminal Devices             |                   |  |                       |                           |                       |                    |                       |                 |
| Fan Coil Unit/Heat           | 10%               |  |                       | 2024                      | \$69,500              | 1                  | \$10,200              |                 |
| No Component                 | 90%               |  |                       |                           |                       |                    |                       |                 |

**Plumbing**

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-MASTAS UNIT G - WAREHOUSE**

**Asset # : 2428**

| Mechanical<br>System<br>Component<br>Type | Current Repair |                      |  | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|----------------------|--|--------------------|----------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost   | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Plumbing                                  |                |                      |  |                    |                |                |                |          |
| H/C Water Piping<br>Galv Iron/Steel       | 100%           | Now                  | \$184,900  | 2029               | * *            | 1              |                |          |
|   |                |                      | <i>Corroded, Extent : Moderate, Area Affected : 20%</i>        |                    |                |                |                |          |
|   |                |                      | <i>Location : 1st Floor And Throughout</i>                     |                    |                |                |                |          |
| Sanitary Piping<br>Cast Iron              | 100%           |                      |  | LIFE               | * *            | 1              |                |          |
| Storm Drain Piping<br>Cast Iron           | 100%           |                      |  | LIFE               | * *            | 1              |                |          |
| Sump Pump(s)<br>Submersible               | 100%           |                      |  | 2018               | \$6,500        | 4              | \$2,500        |          |
| Sewage Ejector(s)<br>Electric             | 100%           |                      |  | 2024               | \$10,800       | 4              | \$1,600        |          |
| Fixtures<br>Generic                       | 100%           |                      |  |                    |                |                |                |          |
| Vertical Transport                        |                |                      |  |                    |                |                |                |          |
| Elevators<br>Geared Traction              | 100%           |                      |  | LIFE               | * *            |                |                |          |
|   |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |                |                |                |          |
|   |                |                      | <i>Location : 1-7</i>  |                    |                |                |                |          |
|   |                |                      | <i>Explanation : One Unit</i>                                  |                    |                |                |                |          |
| Fire Suppression                          |                |                      |  |                    |                |                |                |          |
| Standpipe<br>Not Accessible               | 100%           |                      |  |                    |                |                |                |          |
| Sprinkler<br>Not Accessible               | 100%           |                      |  |                    |                |                |                |          |
| Fire Pump<br>Not Accessible               | 100%           |                      |  |                    |                |                |                |          |
| Chemical System<br>Not Accessible         | 100%           |                      |  |                    |                |                |                |          |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN      **Agency's Number** : N/A  
**Program / Asset #** : DBS0017.000 / 2157      **Yr Built/Renovated** : 1910 / 2000  
**Area Sq Ft** : 208,400      **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Jun-2013      **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4,5  
**Block** : 715      **Lot** : 1      **BIN** : 3378187

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,167,800           | \$652,200             |
| Interior Architecture | \$2,046,400           | \$644,500             |
| Electrical            | \$813,200             | \$997,000             |
| Mechanical            | \$104,600             | \$99,500              |
| <b>Total</b>          | <b>\$5,131,900</b>    | <b>\$2,393,000</b>    |
| Importance Code A     | \$2,167,800           | \$751,600             |
| Importance Code B     | \$2,964,100           | \$1,641,400           |
| <b>Total</b>          | <b>\$5,131,900</b>    | <b>\$2,393,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$17,200        | \$10,600        | \$700           |                 |
| Interior Architecture | \$7,800         |                 |                 |                 |
| Electrical            | \$19,700        | \$23,700        | \$2,300         | \$2,300         |
| Mechanical            | \$13,600        | \$9,700         | \$14,400        | \$9,700         |
| Elevators/Escalators  | \$14,800        | \$14,800        | \$14,800        | \$14,800        |
| <b>Total</b>          | <b>\$73,000</b> | <b>\$58,800</b> | <b>\$32,300</b> | <b>\$26,900</b> |
| Importance Code A     | \$22,300        | \$16,200        | \$5,900         | \$5,200         |
| Importance Code B     | \$50,700        | \$42,600        | \$26,400        | \$21,700        |
| Importance Code C     |                 |                 |                 |                 |
| <b>Total</b>          | <b>\$73,000</b> | <b>\$58,800</b> | <b>\$32,300</b> | <b>\$26,900</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.*

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE**

**Asset # : 2157**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |                |                   |                |                    |                |             |                |          |
| Exterior Walls  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%             | Now               | \$37,200       | LIFE               | **             | 5           | \$33,800       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkheads</i>   |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Light, Area Affected : 15%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkheads</i>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 90%            |                   |                | LIFE               | **             | 5           | \$121,600      |          |
| Metal Coiling Doors   | 5%             |                   |                | 2029               | **             | 5           | \$21,100       |          |
| Windows   |                |                   |                |                    |                |             |                |          |
| Aluminum  | 5%             |                   |                | 2040               | **             | 5           | \$1,500        |          |
| Steel   | 95%            | Now               | \$1,448,500    | 2049               | **             | 5           | \$177,500      |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Parapets  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 95%            |                   |                | LIFE               | **             | 5           | \$10,600       |          |
| Masonry: Limestone  | 5%             | Now               | \$17,200       | LIFE               | **             | 5           | \$700          |          |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Covered With Tar</i>                                 |                |                   |                |                    |                |             |                |          |
| Roof  |                |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 98%            | Now               | \$682,000      | 2034               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Section On West Side</i>                                |                |                   |                |                    |                |             |                |          |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Section On West Side</i>                                |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Fifth Floor</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 2%             |                   |                | 2024               |                | 10          | \$8,200        |          |
| Interior  |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE**

**Asset # : 2157**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 15%               | Now                      | \$141,700             | LIFE                      | **                    | 5                  | \$101,800             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Areas</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Areas</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Areas</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 5%                |                          |                       | 2033                      | **                    | 5                  | \$15,500              |                 |
| Wood   | 80%               | Now                      | \$1,598,300           | 2039                      | **                    | 5                  | \$232,600             |                 |
| <i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Second Floor</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Second Floor</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$1,600               |                 |
| Gypsum Board   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$2,300               |                 |
| Masonry: Brick   | 65%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Plaster  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$1,800               |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board   | 10%               | Now                      | \$306,300             | LIFE                      | **                    | 5                  | \$38,800              |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$271,400             |                 |
| Plaster  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$19,400              |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2034                      | **                    | 5                  | \$900                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switches Rated @ 1- 600 Amperes And 2- 400 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2034                      | **                    | 5                  | \$900                 |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2034                      | **                    | 1                  |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE**

**Asset # : 2157**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2032                      | **                    | 5                  | \$500                 |                 |
| Fused Toggle Switch   | 10%               | 2-4                      | \$11,700              | 2049                      | **                    | 5                  | \$200                 |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 80%               |                          |                       | 2032                      | **                    | 5                  | \$4,400               |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 10%               | 2-4                      | \$5,700               | 2049                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 90%               |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2029                      | **                    | 5                  | \$1,400               |                 |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 80%               |                          |                       | 2024                      | \$356,500             | 10                 | \$152,900             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 10%               |                          |                       | 2019                      | \$44,600              | 10                 | \$19,100              |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 10%               |                          |                       | 2024                      | \$166,300             | 10                 | \$700                 |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2024                      | \$136,500             | 10                 | \$25,000              |                 |
| Exit, Service   | 50%               |                          |                       | 2024                      | \$27,300              | 1                  |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2019                      | \$768,600             | 10                 | \$600                 |                 |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2024                      | \$184,700             | 1                  | \$23,400              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : C C T V Surveillance Cameras</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                  | 10%               |                          |                       | 2044                      | **                    | 1                  |                       |                 |
| Natural Gas                  | 90%               |                          |                       | 2044                      | **                    | 1                  |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS BUILDING A - WAREHOUSE**

**Asset # : 2157**

| Mechanical<br>System<br>Component<br>Type   | Current Repair |                      | Future Replacement |            | Maintenance    |                | Priority |
|---|----------------|----------------------|--------------------|------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| <b>Heating</b>  |                |                      |                    |            |                |                |          |
| Conversion Equipment  |                |                      |                    |            |                |                |          |
| Furnace   | 40%            |                      |                    | 2024       | \$99,500       | 1              | \$41,200 |
| Hot Water Boiler  | 10%            |                      |                    | 2044       | * *            | 1              | \$10,300 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |                |                      |                    |            |                |                |          |
| <i>Location : 2nd Floor</i>   |                |                      |                    |            |                |                |          |
| <i>Explanation : One Unit Serves Offices On 2nd Floor, Installed To Replace Two Units</i> |                |                      |                    |            |                |                |          |
| <i>Damaged By Sandy</i>   |                |                      |                    |            |                |                |          |
| No Component  | 50%            |                      |                    |            |                |                |          |
| <b>Terminal Devices</b>   |                |                      |                    |            |                |                |          |
| Convactor/Radiator  | 10%            |                      |                    | 2037       | * *            | 1              | \$6,700  |
| No Component  | 90%            |                      |                    |            |                |                |          |
| <b>Air Conditioning</b>   |                |                      |                    |            |                |                |          |
| Energy Source   |                |                      |                    |            |                |                |          |
| Electricity   | 100%           |                      |                    | 2040       | * *            | 1              |          |
| Conversion Equipment  |                |                      |                    |            |                |                |          |
| Window/Wall Unit  | 25%            |                      |                    | 2019       | \$104,600      | 1              |          |
| No Component  | 75%            |                      |                    |            |                |                |          |
| <b>Plumbing</b>   |                |                      |                    |            |                |                |          |
| H/C Water Piping  |                |                      |                    |            |                |                |          |
| Galv Iron/Steel   | 100%           |                      |                    | 2029       | * *            | 1              |          |
| Sanitary Piping   |                |                      |                    |            |                |                |          |
| Cast Iron   | 100%           |                      |                    | LIFE       | * *            | 1              |          |
| Storm Drain Piping  |                |                      |                    |            |                |                |          |
| Cast Iron   | 100%           |                      |                    | LIFE       | * *            | 1              |          |
| Sewage Ejector(s)   |                |                      |                    |            |                |                |          |
| Electric  | 100%           |                      |                    | 2032       | * *            | 4              | \$1,600  |
| Fixtures  |                |                      |                    |            |                |                |          |
| Generic   | 100%           |                      |                    |            |                |                |          |
| <b>Vertical Transport</b>   |                |                      |                    |            |                |                |          |
| Elevators   |                |                      |                    |            |                |                |          |
| Geared Traction   | 100%           |                      |                    | LIFE       | * *            |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |                |                      |                    |            |                |                |          |
| <i>Location : 1-5</i>   |                |                      |                    |            |                |                |          |
| <i>Explanation : 3 Freight - One Is Not In Service</i>                                    |                |                      |                    |            |                |                |          |
| <b>Fire Suppression</b>   |                |                      |                    |            |                |                |          |
| Sprinkler   |                |                      |                    |            |                |                |          |
| Generic   | 100%           |                      |                    | 2044       | * *            | 1-2            | \$58,400 |

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0017.010 / 2158 **Yr Built/Renovated** : 1910 / 2000  
**Area Sq Ft** : 267,120 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 715 **Lot** : 1 **BIN** : 3378188

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,518,600           | \$232,700             |
| Interior Architecture | \$1,382,200           | \$421,000             |
| Electrical            | \$2,684,200           | \$602,600             |
| Mechanical            | \$400,700             |                       |
| <b>Total</b>          | <b>\$5,985,800</b>    | <b>\$1,256,200</b>    |
| Importance Code A     | \$1,518,600           | \$268,900             |
| Importance Code B     | \$4,467,100           | \$987,400             |
| <b>Total</b>          | <b>\$5,985,800</b>    | <b>\$1,256,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>   | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$6,500          | \$23,200         |                 |                 |
| Interior Architecture | \$9,000          | \$9,000          | \$9,000         |                 |
| Electrical            | \$53,900         | \$46,100         | \$7,500         | \$7,500         |
| Mechanical            | \$41,600         | \$36,700         | \$41,600        | \$36,700        |
| Elevators/Escalators  | \$23,700         | \$23,700         | \$23,700        | \$23,700        |
| <b>Total</b>          | <b>\$134,600</b> | <b>\$138,600</b> | <b>\$81,800</b> | <b>\$67,900</b> |
| Importance Code A     | \$32,900         | \$53,100         | \$26,500        | \$26,500        |
| Importance Code B     | \$101,700        | \$85,400         | \$55,300        | \$41,400        |
| Importance Code C     |                  |                  |                 |                 |
| <b>Total</b>          | <b>\$134,600</b> | <b>\$138,600</b> | <b>\$81,800</b> | <b>\$67,900</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE**

**Asset # : 2158**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |                |                   |                |                    |                |             |                |          |
| Exterior Walls  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%             |                   |                | LIFE               | **             | 5           | \$37,100       |          |
| Masonry: Brick  | 85%            | Now               | \$371,400      | LIFE               | **             | 5           | \$126,000      |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkheads</i>   |                |                   |                |                    |                |             |                |          |
| <i>Painted Surfaces, Extent : Moderate, Area Affected : 75%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>  |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Metal Sect. OHD   | 10%            |                   |                | 2029               | **             | 5           | \$46,300       |          |
| Windows   |                |                   |                |                    |                |             |                |          |
| Aluminum  | 100%           | Now               | \$987,900      | 2049               | **             | 5           | \$12,100       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Parapets  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 95%            | Now               | \$89,800       | LIFE               | **             | 5           | \$8,000        |          |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 5%             |                   |                | LIFE               | **             | 5           | \$500          |          |
| Roof  |                |                   |                |                    |                |             |                |          |
| Built-Up (BUR)  | 5%             |                   |                | 2024               | \$25,100       | 10          | \$5,600        |          |
| Skylight, Metal/Glass   | 2%             | Now               | \$6,500        | 2044               | **             |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Spray-on Foam   | 93%            |                   |                | 2029               | **             | 5           | \$139,200      |          |

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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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE**

**Asset # : 2158**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet   | 5%                |                          |                       | 2023                      | \$223,900             | 3                  | \$26,900              |                 |
| Cast in Place Concrete   | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$117,900             |                 |
| Cast in Place Concrete   | 15%               | Now                      | \$109,500             | LIFE                      | **                    | 5                  | \$117,900             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Area</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Area</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 5%                |                          |                       | 2033                      | **                    | 5                  | \$18,000              |                 |
| Terrazzo   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$14,000              |                 |
| Wood   | 55%               | Now                      | \$1,272,800           | 2039                      | **                    | 5                  | \$185,200             |                 |
| <i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$800                 |                 |
| Gypsum Board   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$1,200               |                 |
| Masonry: Brick   | 85%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| SGFT/Glazed Masonry  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 5%                |                          |                       | 2029                      | **                    | 5                  | \$18,000              |                 |
| Exposed Concrete   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$5,600               |                 |
| Exposed Struc: Wood  | 75%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Plaster  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$22,500              |                 |
| <b>Electrical</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2024                      | \$36,100              | 5                  | \$7,000               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Available Nameplate Ratings</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2024                      | \$190,900             | 5                  | \$7,000               |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 10%               |                          |                       | 2044                      | **                    | 1                  |                       |                 |
| Conduit  | 90%               |                          |                       | 2024                      | \$39,500              | 1                  |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE**

**Asset # : 2158**

| <b>Electrical</b>   | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|---|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Panelboards</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw   | 10%                   |                          |                           | 2023           | \$11,700              | 5                  | \$600                 |                 |
| Fused Knife Sw  | 10%                   | 2-4                      | \$11,700                  | 2049           | * *                   | 5                  | \$300                 |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>      |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>        |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                       |                          |                           |                |                       |                    |                       |                 |
| Molded Case Bkrs  | 80%                   |                          |                           | 2023           | \$93,400              | 5                  | \$5,600               |                 |
| <b>Wiring</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Braided Cloth   | 60%                   | 2-4                      | \$31,600                  | 2049           | * *                   | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>         |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| Thermoplastic   | 40%                   |                          |                           | 2024           | \$38,500              | 1                  |                       |                 |
| <b>Ground</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible  | 100%                  |                          |                           |                |                       |                    |                       |                 |
| <b>Lighting</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Fluorescent   | 20%                   |                          |                           | 2024           | \$114,300             | 10                 | \$49,000              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>   |                       |                          |                           |                |                       |                    |                       |                 |
| Fluorescent   | 5%                    |                          |                           | 2024           | \$28,600              | 10                 | \$12,300              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>   |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Light Fixtures</i>                 |                       |                          |                           |                |                       |                    |                       |                 |
| Fluorescent   | 72%                   |                          |                           | 2019           | \$411,300             | 10                 | \$176,400             |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                       |                          |                           |                |                       |                    |                       |                 |
| HID   | 3%                    |                          |                           | 2019           | \$64,000              | 10                 | \$300                 |                 |
| <b>Egress Lighting</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Emergency, Battery  | 50%                   |                          |                           | 2029           | * *                   | 10                 | \$29,000              |                 |
| Exit, Service   | 50%                   |                          |                           | 2029           | * *                   | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| HID   | 100%                  |                          |                           | 2019           | \$985,200             | 10                 | \$800                 |                 |
| <b>Alarm</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Security System</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| No Component  | 70%                   |                          |                           |                |                       |                    |                       |                 |
| Generic   | 30%                   |                          |                           | 2019           | \$236,800             | 1                  | \$29,900              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Intrusion Alarm Only</i>                               |                       |                          |                           |                |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE**

**Asset # : 2158**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic

30%

2019

\$810,600

1-3

\$49,400

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

*Location : Hallways*

*Explanation : Manual Pull Station And Alarm Bells*

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

**Heating**

Energy Source

Interruptible Gas/Dual

100%

2034

\*\*

1

Fuel

Conversion Equipment

Steam Boiler

100%

2029

\*\*

1

\$264,500

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

*Location : Boiler Room - First Floor*

*Explanation : 2 Units*

Distribution

Steam Piping/Pump

100%

Now

\$364,300

2034

\*\*

4

\$13,200

*Corroded, Extent : Moderate, Area Affected : 30%*

*Location : Various Locations*

Terminal Devices

Convector/Radiator

60%

2029

\*\*

1

\$51,800

No Component

40%

**Ventilation**

Exhaust Fans

Wall Unit

5%

2029

\*\*

2

\$400

No Component

95%

**Plumbing**

H/C Water Piping

Galv Iron/Steel

100%

2029

\*\*

1

Sanitary Piping

Cast Iron

100%

LIFE

\*\*

1

Storm Drain Piping

Cast Iron

100%

Now

\$36,400

LIFE

\*\*

1

*Corroded, Extent : Severe, Area Affected : 40%*

*Location : Various Locations*

Fixtures

Generic

100%

**Vertical Transport**

Elevators

Geared Traction

100%

LIFE

\*\*

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

*Location : 1-6*

*Explanation : 4 Units*

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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL-OTHERS BUILDING B - WAREHOUSE**

**Asset # : 2158**

| <b>Mechanical</b>                        |                       | <b>Current Repair</b>        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b>     | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Fire Suppression<br>Sprinkler<br>Generic | 100%                  |                              |                       | 2044                      | * *                   | 1-2                    | \$74,800              |                 |

*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.*

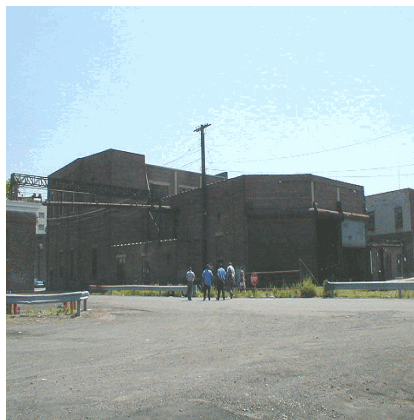
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS  
**Address** : 41ST - 51ST STREET AND 1ST AVE.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0017.050 / 1582 **Yr Built/Renovated** : 1907 /  
**Area Sq Ft** : 9,480 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 725 **Lot** : 1 **BIN** : 3345658

| CAPITAL               | FY 2018 - 2021     | FY 2022 - 2027 |
|-----------------------|--------------------|----------------|
| Exterior Architecture | \$882,600          |                |
| Interior Architecture | \$124,900          |                |
| <b>Total</b>          | <b>\$1,007,500</b> |                |
| Importance Code A     | \$882,600          |                |
| Importance Code B     | \$78,700           |                |
| Importance Code C     | \$46,200           |                |
| <b>Total</b>          | <b>\$1,007,500</b> |                |

| EXPENSE               | FY 2018         | FY 2019 | FY 2020 | FY 2021      |
|-----------------------|-----------------|---------|---------|--------------|
| Exterior Architecture | \$31,500        |         |         |              |
| Interior Architecture | \$23,200        |         |         | \$200        |
| <b>Total</b>          | <b>\$54,600</b> |         |         | <b>\$200</b> |
| Importance Code A     | \$31,500        |         |         |              |
| Importance Code B     | \$23,200        |         |         | \$200        |
| Importance Code C     |                 |         |         |              |
| <b>Total</b>          | <b>\$54,600</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS**

**Asset # : 1582**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |                |                   |                |                    |                |             |                |          |
| Exterior Walls  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 90%            | Now               | \$324,200      | LIFE               | **             | 5           | \$18,300       | 1        |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, Throughout</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, West Facade</i>                         |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 10%            | Now               | \$112,900      | 2044               | **             | 5           | \$3,200        |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, Throughout</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, Throughout</i>                          |                |                   |                |                    |                |             |                |          |
| Windows   |                |                   |                |                    |                |             |                |          |
| Glass Block   | 15%            |                   |                | LIFE               | **             | 5           | \$100          |          |
| Steel   | 25%            | Now               | \$13,700       | 2049               | **             | 5           | \$1,700        | 1        |
| <i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Wood  | 60%            | Now               | \$17,700       | 2049               | **             | 5           | \$3,200        | 1        |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Parapets  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 100%           | Now               | \$220,300      | LIFE               | **             | 5           | \$6,500        | 1        |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, Throughout</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Copings, Extent : Severe, Area Affected : 50%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS**

**Asset # : 1582**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Built-Up (BUR)   | 50%            | Now               | \$99,100       | 2034               | **             |             |                | 1        |
| <i>Blisters, Extent : Severe, Area Affected : 50%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Train Garage</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 50%            | Now               | \$126,000      | 2034               | **             |             |                | 1        |
| <i>Blisters, Extent : Severe, Area Affected : 50%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Shop</i>  |                |                   |                |                    |                |             |                |          |
| <hr/>  |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 90%            | Now               | \$39,200       | LIFE               | **             | 5           | \$28,200       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 10%            | Now               | \$11,900       | 2034               | **             | 3           | \$500          |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <hr/>  |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 10%            |                   |                | LIFE               | **             | 5           | \$200          |          |
| Masonry: Brick   | 85%            | Now               | \$46,200       | LIFE               | **             |             |                |          |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Train Garage</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 35%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Train Garage</i>   |                |                   |                |                    |                |             |                |          |
| Plywood/Hardboard  | 5%             |                   |                | LIFE               | **             |             |                |          |
| <hr/>  |                |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>  |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 10%            | Now               | \$11,300       | 2044               | **             | 5           | \$700          |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Exposed Concrete   | 40%            |                   |                | LIFE               | **             | 5           | \$900          |          |
| Exposed Struc: Steel   | 35%            |                   |                | LIFE               | **             |             |                |          |
| Exposed Struc: Wood  | 15%            | Now               | \$39,500       | LIFE               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Shop</i>   |                |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Shop</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS**  
**Asset # : 1582**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Over 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Abandoned Building - No Access</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Feeders  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Under 600 Volts</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entire Building</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Bldg Padlocked By City Marshal</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL-OTHERS ROUNDHOUSE - TRAIN REPAIRS**

**Asset # : 1582**

| <b>Mechanical</b>            | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>               |                       |                          |                           |                |                       |                    |                       |                 |
| Conversion Equipment         |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Distribution                 |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Terminal Devices             |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| <b>Ventilation</b>           |                       |                          |                           |                |                       |                    |                       |                 |
| Exhaust Fans                 |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| <b>Plumbing</b>              |                       |                          |                           |                |                       |                    |                       |                 |
| H/C Water Piping             |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Water Heater                 |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Sanitary Piping              |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Storm Drain Piping           |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Sump Pump(s)                 |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Sewage Ejector(s)            |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Backflow Preventer           |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Fixtures                     |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                       |                          |                           |                |                       |                    |                       |                 |
| Standpipe                    |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Sprinkler                    |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Fire Pump                    |                       |                          |                           |                |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Chemical System              |                       |                          |                           |                |                       |                    |                       |                 |
| 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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : FULTON FIRE BOAT HOUSE  
**Address** : 2 OLD FULTON STREET @EAST RIVER / BROOKLYN BRIDGE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0030.000 / 4336 **Yr Built/Renovated** : 1930 / 2015  
**Area Sq Ft** : 3,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 15-May-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 25 **Lot** : 1 **BIN** : 3335852

**CAPITAL**

**Total**

Importance Code

**Total**

| EXPENSE               | FY 2018         | FY 2019        | FY 2020      | FY 2021        |
|-----------------------|-----------------|----------------|--------------|----------------|
| Exterior Architecture |                 | \$4,900        |              | \$500          |
| Interior Architecture | \$20,900        | \$1,100        | \$100        |                |
| Electrical            | \$300           | \$200          | \$200        | \$500          |
| Mechanical            | \$2,000         | \$1,500        | \$200        | \$300          |
| <b>Total</b>          | <b>\$23,100</b> | <b>\$7,700</b> | <b>\$500</b> | <b>\$1,300</b> |
| Importance Code A     |                 | \$5,000        |              | \$600          |
| Importance Code B     | \$22,700        | \$2,700        | \$400        | \$700          |
| Importance Code C     | \$400           |                |              |                |
| <b>Total</b>          | <b>\$23,100</b> | <b>\$7,700</b> | <b>\$500</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**FULTON FIRE BOAT HOUSE**  
**Asset # : 4336**

| 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   |            |                   |                |                    |                |             |                |          |
| Alum/Vinyl Siding  | 90%        |                   |                | 2036               | **             | 10          | \$600          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Synthetic Shingle</i>                             |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$500          |          |
| Wood   | 5%         |                   |                | 2031               | **             | 5           | \$500          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Door Casing</i>                                   |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Bronze/Brass   | 100%       |                   |                | 2034               | **             | 5           | \$9,700        |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Wood Cornice   | 100%       |                   |                | 2036               | **             | 5-10        | \$500          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Tower And Soffit Under Roof</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Decorative Soffit And Banding</i>                 |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle  | 100%       |                   |                | 2035               | **             | 10          | \$400          |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 3%         |                   |                | LIFE               | **             | 5           | \$200          |          |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$300          |          |
| Ceramic Tile   | 2%         |                   |                | 2035               | **             | 5           | \$100          |          |
| Quarry Tile  | 3%         |                   |                | 2039               | **             | 5           | \$100          |          |
| Wood   | 42%        |                   |                | 2054               | **             | 5           | \$2,100        |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>                                      |            |                   |                |                    |                |             |                |          |
| Wood   | 45%        | Now               | \$12,700       | 2041               | **             | 5           | \$1,100        |          |
| <i>Deflection Evident, Extent : Moderate, Area Affected : 15%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Second Floor</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Second Floor</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Second Floor</i>                                     |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | 0-2               | \$400          | LIFE               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs To Basement</i>                               |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 3%         |                   |                | 2035               | **             | 5           | \$100          |          |
| Glass: Single Pane   | 3%         |                   |                | LIFE               | **             | 5           | \$100          |          |
| Gypsum Board   | 32%        |                   |                | LIFE               | **             | 5           | \$500          |          |
| Metal Panel  | 57%        |                   |                | LIFE               | **             |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**FULTON FIRE BOAT HOUSE**  
**Asset # : 4336**

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

## Interior

## Ceilings

|                |      |     |         |      |    |   |       |  |
|----------------|------|-----|---------|------|----|---|-------|--|
| Embossed Metal | 100% | Now | \$7,700 | LIFE | ** | 5 | \$900 |  |
|----------------|------|-----|---------|------|----|---|-------|--|

*Paint Peeling, Extent : Moderate, Area Affected : 20%**Location : 3rd Floor Offices**Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%**Location : 2nd Floor Office*

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |  |  |
|---------------|------|--|--|------|----|---|--|--|
| Fused Disc Sw | 100% |  |  | 2056 | ** | 5 |  |  |
|---------------|------|--|--|------|----|---|--|--|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : One 200a For First Floor, One 100a For Second Floor And One 100a For Exterior Lighting*

## Raceway

|         |     |  |  |      |    |   |  |  |
|---------|-----|--|--|------|----|---|--|--|
| Conduit | 70% |  |  | 2056 | ** | 1 |  |  |
| Conduit | 30% |  |  | 2046 | ** | 1 |  |  |

## Panelboards

|                  |     |  |  |      |    |   |       |  |
|------------------|-----|--|--|------|----|---|-------|--|
| Fused Disc Sw    | 5%  |  |  | 2051 | ** | 5 |       |  |
| Molded Case Bkrs | 65% |  |  | 2051 | ** | 5 | \$100 |  |
| Molded Case Bkrs | 30% |  |  | 2042 | ** | 5 |       |  |

## Wiring

|               |     |  |  |      |    |   |  |  |
|---------------|-----|--|--|------|----|---|--|--|
| Thermoplastic | 30% |  |  | 2046 | ** | 1 |  |  |
| Thermoplastic | 70% |  |  | 2056 | ** | 1 |  |  |

## Motor Controllers

|                 |      |  |  |      |    |   |  |  |
|-----------------|------|--|--|------|----|---|--|--|
| Locally Mounted | 100% |  |  | 2046 | ** | 5 |  |  |
|-----------------|------|--|--|------|----|---|--|--|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |  |  |
|---------|------|--|--|------|----|---|--|--|
| Generic | 100% |  |  | LIFE | ** | 5 |  |  |
|---------|------|--|--|------|----|---|--|--|

## Lighting

## Interior Lighting

|             |     |  |  |      |         |    |       |  |
|-------------|-----|--|--|------|---------|----|-------|--|
| Fluorescent | 30% |  |  | 2026 | \$1,300 | 10 | \$500 |  |
|-------------|-----|--|--|------|---------|----|-------|--|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Second Floor**Explanation : T-12 Lamps*

|             |     |  |  |      |    |    |       |  |
|-------------|-----|--|--|------|----|----|-------|--|
| Fluorescent | 10% |  |  | 2036 | ** | 10 | \$200 |  |
|-------------|-----|--|--|------|----|----|-------|--|

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Basement And 1st Floor*

|             |    |  |  |      |    |    |       |  |
|-------------|----|--|--|------|----|----|-------|--|
| Fluorescent | 5% |  |  | 2036 | ** | 10 | \$100 |  |
|-------------|----|--|--|------|----|----|-------|--|

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Basement And 1st Floor*

|              |     |  |  |      |         |   |  |  |
|--------------|-----|--|--|------|---------|---|--|--|
| Incandescent | 55% |  |  | 2026 | \$5,500 | 2 |  |  |
|--------------|-----|--|--|------|---------|---|--|--|

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**FULTON FIRE BOAT HOUSE**  
**Asset # : 4336**

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

**Lighting**

|                    |      |  |  |      |    |    |       |  |
|--------------------|------|--|--|------|----|----|-------|--|
| Egress Lighting    |      |  |  |      |    |    |       |  |
| Emergency, Battery | 45%  |  |  | 2031 | ** | 10 | \$200 |  |
| Emergency, Battery | 5%   |  |  | 2036 | ** | 10 |       |  |
| Exit, Service      | 45%  |  |  | 2031 | ** | 1  |       |  |
| Exit, Service      | 5%   |  |  | 2036 | ** | 1  |       |  |
| Exterior Lighting  |      |  |  |      |    |    |       |  |
| HID                | 100% |  |  | 2031 | ** | 10 |       |  |

**Alarm**

|                      |      |  |  |      |    |     |         |  |
|----------------------|------|--|--|------|----|-----|---------|--|
| Security System      |      |  |  |      |    |     |         |  |
| No Component         | 80%  |  |  |      |    |     |         |  |
| Generic              | 20%  |  |  | 2031 | ** | 1   | \$200   |  |
| Fire/Smoke Detection |      |  |  |      |    |     |         |  |
| Generic, Digital     | 100% |  |  | 2036 | ** | 1-3 | \$1,900 |  |

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

**Heating**

|                      |     |  |  |      |         |   |       |  |
|----------------------|-----|--|--|------|---------|---|-------|--|
| Energy Source        |     |  |  |      |         |   |       |  |
| Electricity          | 50% |  |  | 2036 | **      | 1 |       |  |
| Natural Gas          | 50% |  |  | 2036 | **      | 1 |       |  |
| Conversion Equipment |     |  |  |      |         |   |       |  |
| Heat Pump            | 50% |  |  | 2027 | \$3,000 | 2 | \$300 |  |
|                      |     | <i>Other Observation, Extent : Light, Area Affected : 50%</i>  |  |      |         |   |       |  |
|                      |     | <i>Location : Outside</i>                                      |  |      |         |   |       |  |
|                      |     | <i>Explanation : 3 Split Units.</i>                            |  |      |         |   |       |  |
| Hot Water Boiler     | 50% |  |  | 2039 | **      | 1 | \$400 |  |
|                      |     | <i>Other Observation, Extent : Severe, Area Affected : 50%</i> |  |      |         |   |       |  |
|                      |     | <i>Location : Basement</i>                                     |  |      |         |   |       |  |
|                      |     | <i>Explanation : 1 Boiler</i>                                  |  |      |         |   |       |  |
| Distribution         |     |  |  |      |         |   |       |  |
| Hot Wtr Piping/Pump  | 50% |  |  | 2025 | \$4,800 | 4 |       |  |
| No Component         | 50% |  |  |      |         |   |       |  |
| Terminal Devices     |     |  |  |      |         |   |       |  |
| Convactor/Radiator   | 50% |  |  | 2024 | \$9,000 | 1 | \$300 |  |
| Fan Coil Unit/Heat   | 50% |  |  | 2031 | **      | 1 | \$300 |  |

**Air Conditioning**

|                      |      |   |  |      |         |   |       |  |
|----------------------|------|---|--|------|---------|---|-------|--|
| Energy Source        |      |   |  |      |         |   |       |  |
| Electricity          | 100% |   |  | 2034 | **      | 1 |       |  |
| Conversion Equipment |      |   |  |      |         |   |       |  |
| Heat Pump            | 50%  |   |  | 2024 |         | 2 | \$100 |  |
|                      |      | <i>Other Observation, Extent : Light, Area Affected : 50%</i> |  |      |         |   |       |  |
|                      |      | <i>Location : Outside</i>                                     |  |      |         |   |       |  |
|                      |      | <i>Explanation : 3 Units. R-410a</i>                          |  |      |         |   |       |  |
| Window/Wall Unit     | 30%  |   |  | 2019 | \$1,200 | 1 |       |  |
| No Component         | 20%  |   |  |      |         |   |       |  |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**FULTON FIRE BOAT HOUSE**  
**Asset # : 4336**

| Mechanical<br>System<br>Component<br>Type | Current Repair |   |                | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|---|----------------|--------------------|----------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years)  | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning                          |                |   |                |                    |                |                |                |          |
| Terminal Devices                          |                |   |                |                    |                |                |                |          |
| Fan Coil - Cool/Heat                      | 50%            |   |                | 2031               | **             | 1              | \$300          |          |
| No Component                              | 50%            |   |                |                    |                |                |                |          |
| Heat Rejection                            |                |   |                |                    |                |                |                |          |
| Remote Air Cond                           | 50%            |   |                | 2031               | **             | 2              | \$600          |          |
| No Component                              | 50%            |   |                |                    |                |                |                |          |
| Ventilation                               |                |   |                |                    |                |                |                |          |
| Distribution                              |                |   |                |                    |                |                |                |          |
| Ductwork/Diffusers                        | 50%            |   |                | LIFE               | **             | 2-5            | \$500          |          |
| No Component                              | 50%            |   |                |                    |                |                |                |          |
| Exhaust Fans                              |                |   |                |                    |                |                |                |          |
| Interior                                  | 50%            | 0-2   | \$1,100        | 2036               | **             | 2              |                |          |
|   |                | <i>On Extended Life, Extent : Severe, Area Affected : 50%</i> |                |                    |                |                |                |          |
|   |                | <i>Location : Attic</i>                                       |                |                    |                |                |                |          |
| No Component                              | 50%            |   |                |                    |                |                |                |          |
| Plumbing                                  |                |   |                |                    |                |                |                |          |
| H/C Water Piping                          |                |   |                |                    |                |                |                |          |
| Brass/Copper                              | 100%           |   |                | 2036               | **             | 1              |                |          |
| Water Heater                              |                |   |                |                    |                |                |                |          |
| Gas Fired                                 | 100%           |   |                | 2024               | \$400          | 2              |                |          |
| Sanitary Piping                           |                |   |                |                    |                |                |                |          |
| Cast Iron                                 | 100%           |   |                | LIFE               | **             | 1              |                |          |
| Sump Pump(s)                              |                |   |                |                    |                |                |                |          |
| Rigid Piping                              | 100%           |   |                | 2026               | \$11,800       | 4              | \$2,500        |          |
| Fixtures                                  |                |   |                |                    |                |                |                |          |
| Generic                                   | 100%           |   |                |                    |                |                |                |          |
| Fire Suppression                          |                |   |                |                    |                |                |                |          |
| Sprinkler                                 |                |   |                |                    |                |                |                |          |
| No Component                              | 80%            |   |                |                    |                |                |                |          |
| Generic                                   | 20%            |   |                | 2026               | \$4,400        | 1-2            | \$100          |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT CO-OP MEAT MARKET BUILDING A  
**Address** : 355 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0022.000 / 2796 **Yr Built/Renovated** : 1973 / 2014  
**Area Sq Ft** : 153,888 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 23-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2781 **Lot** : 500 **BIN** : 2109482

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,644,800           | \$1,087,600           |
| Interior Architecture | \$851,000             | \$1,120,400           |
| Electrical            | \$228,300             | \$1,843,900           |
| Mechanical            | \$538,600             | \$1,504,000           |
| <b>Total</b>          | <b>\$3,262,700</b>    | <b>\$5,556,000</b>    |
| Importance Code A     | \$1,685,600           | \$1,134,300           |
| Importance Code B     | \$950,500             | \$4,096,700           |
| Importance Code C     | \$626,700             | \$325,000             |
| <b>Total</b>          | <b>\$3,262,700</b>    | <b>\$5,556,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$62,900         | \$28,400        |                 |                 |
| Interior Architecture | \$69,400         | \$17,300        |                 | \$7,200         |
| Electrical            | \$1,400          | \$3,400         | \$3,300         | \$21,400        |
| Mechanical            | \$63,300         | \$13,600        | \$24,600        | \$12,800        |
| <b>Total</b>          | <b>\$197,000</b> | <b>\$62,700</b> | <b>\$27,900</b> | <b>\$41,400</b> |
| Importance Code A     | \$62,900         | \$28,400        | \$2,000         |                 |
| Importance Code B     | \$134,100        | \$34,300        | \$25,900        | \$41,400        |
| <b>Total</b>          | <b>\$197,000</b> | <b>\$62,700</b> | <b>\$27,900</b> | <b>\$41,400</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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING A**

**Asset # : 2796**

| Architecture   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior   |                |                      |                |                    |                |                |                |          |
| Exterior Walls   |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete   | 5%             | Now                  | \$83,600       | LIFE               | **             | 5              | \$37,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Loading Docks</i>  |                |                      |                |                    |                |                |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Loading Docks</i>  |                |                      |                |                    |                |                |                |          |
| Concrete Masonry Unit  | 65%            | Now                  | \$1,189,900    | LIFE               | **             | 5              | \$61,600       |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : North Facade Of Courtyard, Second Floor</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : North Facade, South Facade</i>                                 |                |                      |                |                    |                |                |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Various Locations</i>  |                |                      |                |                    |                |                |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : At Window Openings</i>   |                |                      |                |                    |                |                |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : North And South Facades</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>             |                |                      |                |                    |                |                |                |          |
| <i>Location : North Facade</i>   |                |                      |                |                    |                |                |                |          |
| Fiberglass Panel   | 10%            |                      |                | 2039               | **             | 5              | \$56,900       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                |                      |                |                    |                |                |                |          |
| <i>Location : Loading Docks</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.</i> |                |                      |                |                    |                |                |                |          |
| Metal Coiling Doors  | 10%            | 2-4                  | \$84,100       | 2031               | **             | 5              | \$23,700       |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>               |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>               |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Metal Coiling Doors  | 5%             |                      |                | 2043               | **             | 5              | \$23,700       |          |
| Weathering Steel   | 5%             |                      |                | LIFE               | **             | 1              |                |          |
| Windows  |                |                      |                |                    |                |                |                |          |
| Aluminum   | 80%            | 4+                   | \$73,900       | 2025               | \$739,100      | 5              | \$9,000        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Aluminum   | 20%            |                      |                | 2042               | **             | 5              | \$4,500        |          |
| Parapets   |                |                      |                |                    |                |                |                |          |
| Concrete Masonry Unit  | 90%            | Now                  | \$31,500       | LIFE               | **             | 5              | \$28,000       |          |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : North Facade, South Facade - Exterior Face</i>                 |                |                      |                |                    |                |                |                |          |
| Metal Rail   | 10%            |                      |                | 2043               | **             | 5-10           | \$49,800       |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Roof   |                |                      |                |                    |                |                |                |          |
| Spray-on Foam  | 100%           |                      |                | 2034               | **             | 5              | \$426,700      |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : All Roof</i>   |                |                      |                |                    |                |                |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET BUILDING A**

**Asset # : 2796**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 15%        |                   |                | 2025               | \$430,700      | 3           | \$51,800       |          |
| Cast in Place Concrete   | 55%        | Now               | \$128,700      | LIFE               | **             | 5           | \$277,100      |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         | Now               | \$10,900       | 2035               | **             | 5           | \$5,800        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 25%        | Now               | \$95,600       | 2026               | \$478,100      | 3           | \$21,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 60%        | Now               | \$542,300      | LIFE               | **             | 5           | \$200,000      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Fiberglass Panel   | 10%        |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Reinforced Insulated Panels.</i>                            |            |                   |                |                    |                |             |                |          |
| Gypsum Board   | 25%        | Now               | \$84,400       | LIFE               | **             | 5           | \$125,000      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Plywood/Hardboard  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 5%         | Now               | \$6,400        | 2039               | **             | 5           | \$5,000        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 50%        | Now               | \$31,800       | 2039               | **             | 5           | \$40,200       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Exposed Concrete   | 15%        | 4+                | \$15,200       | LIFE               | **             | 5           | \$3,800        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Fiber Board  | 20%        |                   |                | 2031               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.</i> |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 10%        | Now               | \$5,200        | LIFE               | **             | 5           | \$20,100       |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET BUILDING A**

**Asset # : 2796**

| Electrical               | Current Repair   |                   | Future Replacement |         | Maintenance    |             | Priority       |          |
|--------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Over 600 Volts</b>    |  |                   |                    |         |                |             |                |          |
| Service Equipment        |  |                   |                    |         |                |             |                |          |
| Fused Disc Sw            | 100%   |                   |                    | 2026    | \$46,700       | 3           | \$500          |          |
|                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                    |         |                |             |                |          |
|                          | <i>Location : Electrical Room</i>                                  |                   |                    |         |                |             |                |          |
|                          | <i>Explanation : 600 Amperes, 4.8kv</i>                            |                   |                    |         |                |             |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Transformers             |  |                   |                    |         |                |             |                |          |
| Dry Type                 | 100%   |                   |                    | 2024    | \$134,200      | 3           | \$1,100        |          |
|                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                    |         |                |             |                |          |
|                          | <i>Location : Electrical Room</i>                                  |                   |                    |         |                |             |                |          |
|                          | <i>Explanation : 2000kva, 4160v - 480/265v</i>                     |                   |                    |         |                |             |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Feeders                  |  |                   |                    |         |                |             |                |          |
| Cable                    | 100%   |                   |                    | 2025    | \$15,100       | 1           |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Raceway                  |  |                   |                    |         |                |             |                |          |
| Conduit                  | 100%   |                   |                    | 2026    | \$40,000       | 1           |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| <b>Under 600 Volts</b>   |  |                   |                    |         |                |             |                |          |
| Transformers             |  |                   |                    |         |                |             |                |          |
| Dry Type                 | 100%   |                   |                    | 2024    | \$15,400       | 5           | \$600          |          |
|                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                    |         |                |             |                |          |
|                          | <i>Location : Electrical Room</i>                                  |                   |                    |         |                |             |                |          |
|                          | <i>Explanation : 225kva, 480v-2018/120v</i>                        |                   |                    |         |                |             |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard |  |                   |                    |         |                |             |                |          |
| Fused Disc Sw            | 100%   |                   |                    | 2026    | \$262,500      | 5           | \$700          |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Raceway                  |  |                   |                    |         |                |             |                |          |
| Conduit                  | 100%   |                   |                    | 2026    | \$307,900      | 1           |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Panelboards              |  |                   |                    |         |                |             |                |          |
| Fused Disc Sw            | 15%  |                   |                    | 2025    | \$32,800       | 5           | \$500          |          |
| Molded Case Bkrs         | 85%  |                   |                    | 2025    | \$186,100      | 5           | \$3,400        |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Wiring                   |  |                   |                    |         |                |             |                |          |
| Braided Cloth            | 30%  | 2-4               | \$142,700          | 2051    |                | **          | 1              |          |
|                          | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>    |                   |                    |         |                |             |                |          |
|                          | <i>Location : Throughout</i>                                       |                   |                    |         |                |             |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Thermoplastic            | 70%  |                   |                    | 2026    | \$333,000      | 1           |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| Motor Controllers        |  |                   |                    |         |                |             |                |          |
| Locally Mounted          | 10%  |                   |                    | 2024    | \$2,900        | 5           | \$100          |          |
| Motor Control Center     | 90%  |                   |                    | 2024    | \$434,700      | 5           | \$3,800        |          |
|                          | <i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i> |                   |                    |         |                |             |                |          |
|                          | <i>Location : Basement</i>   |                   |                    |         |                |             |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| <b>Ground</b>            |  |                   |                    |         |                |             |                |          |
| Grounding Devices        |  |                   |                    |         |                |             |                |          |
| Not Accessible           | 100%   |                   |                    |         |                |             |                |          |
| <hr/>                    |  |                   |                    |         |                |             |                |          |
| <b>Lighting</b>          |  |                   |                    |         |                |             |                |          |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING A**

**Asset # : 2796**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                       | 10%               |                          |                       | 2021                      | \$85,600              | 10                 | \$14,100              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 60%               |                          |                       | 2034                      | **                    | 10                 | \$84,700              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 10%               |                          |                       | 2034                      | **                    | 10                 | \$14,100              |                 |
| <i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 10%               |                          |                       | 2021                      |                       | 10                 | \$500                 |                 |
| LED  | 10%               |                          |                       | 2034                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 50%               |                          |                       | 2034                      | **                    | 10                 | \$18,600              |                 |
| Exit, Service  | 40%               |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| Exit, Service  | 10%               |                          |                       | 2021                      | \$5,000               | 1                  |                       |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 100%              |                          |                       | 2034                      | **                    |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 20%               |                          |                       | 2031                      | **                    | 1                  | \$11,500              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cctv Surveillance Cameras</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW  | 100%              |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water From Utility Building</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>HTHW/HW Exchanger                       | 100%              | Now                      | \$40,800              | 2041                      | **                    | 2                  | \$7,500               |                 |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tunnel</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tunnel</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Obsolete Units</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING A**

**Asset # : 2796**

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Heating   |                |                      |                |                    |                |                |                |          |
| Distribution  |                |                      |                |                    |                |                |                |          |
| Hot Wtr Piping/Pump   | 100%           | Now                  | \$151,000      | 2034               | **             | 4              | \$7,600        |          |
| <i>Corroded, Extent : Moderate, Area Affected : 30%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Valves And Piping, Basement</i>   |                |                      |                |                    |                |                |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>                                   |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>  |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>                                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Defective Valves</i>   |                |                      |                |                    |                |                |                |          |
| Terminal Devices  |                |                      |                |                    |                |                |                |          |
| Convector/Radiator  | 40%            |                      |                | 2031               | **             | 1              | \$19,900       |          |
| Fan Coil Unit/Heat  | 60%            |                      |                | 2026               | \$1,350,200    | 1              | \$29,800       |          |
| Air Conditioning  |                |                      |                |                    |                |                |                |          |
| Energy Source   |                |                      |                |                    |                |                |                |          |
| District C.W.   | 90%            |                      |                | 2036               | **             | 1              |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : tunnel</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning</i> |                |                      |                |                    |                |                |                |          |
| Electricity   | 10%            |                      |                | 2034               | **             | 1              |                |          |
| Conversion Equipment  |                |                      |                |                    |                |                |                |          |
| Reciprocating<br>Compr/Chiller  | 10%            |                      |                | 2031               | **             | 1              | \$7,100        |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : R-410a Refrigerant</i>   |                |                      |                |                    |                |                |                |          |
| No Component  | 90%            |                      |                |                    |                |                |                |          |
| Distribution  |                |                      |                |                    |                |                |                |          |
| Chilled Wtr Pipe/Pump   | 90%            | Now                  | \$19,800       | 2036               | **             | 4              | \$6,800        |          |
| <i>Corroded, Extent : Severe, Area Affected : 30%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Valves And Piping, Tunnel</i>   |                |                      |                |                    |                |                |                |          |
| <i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>                                     |                |                      |                |                    |                |                |                |          |
| <i>Location : Tunnel</i>  |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 80%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Defective Valves</i>   |                |                      |                |                    |                |                |                |          |
| No Component  | 10%            |                      |                |                    |                |                |                |          |
| Terminal Devices  |                |                      |                |                    |                |                |                |          |
| Fan Coil - Cooling  | 90%            |                      |                | 2026               | \$104,100      | 1              | \$44,700       |          |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : For Warehouse Refrigeration</i>  |                |                      |                |                    |                |                |                |          |
| Fan Coil - Cooling  | 10%            |                      |                | 2026               | \$11,600       | 1              | \$5,000        |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : 2nd Floor</i>   |                |                      |                |                    |                |                |                |          |
| <i>Explanation : For Office</i>   |                |                      |                |                    |                |                |                |          |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING A**

**Asset # : 2796**

| <b>Mechanical</b>   | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection  |                       |                          |                       |                           |                       |                    |                       |                 |
| Remote Air Cond   | 10%                   |                          |                       | 2031                      | **                    | 2                  | \$10,700              |                 |
| No Component  | 90%                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Distribution  |                       |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%                  |                          |                       | LIFE                      | **                    | 2-5                | \$85,800              |                 |
| Exhaust Fans  |                       |                          |                       |                           |                       |                    |                       |                 |
| Roof  | 15%                   |                          |                       | 2026                      | \$17,900              | 2                  | \$700                 |                 |
| No Component  | 85%                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping  |                       |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper  | 100%                  |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| HW Heat Exchanger   |                       |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW   | 100%                  | Now                      | \$346,800             | 2056                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Obsolete Unit</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping   |                       |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%                  | Now                      | \$32,600              | LIFE                      | **                    | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| Storm Drain Piping  |                       |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%                  |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)  |                       |                          |                       |                           |                       |                    |                       |                 |
| Rigid Piping  | 100%                  |                          |                       | 2031                      | **                    | 4                  | \$2,500               |                 |
| Fixtures  |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%                  |                          |                       |                           |                       |                    |                       |                 |

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT CO-OP MEAT MARKET BUILDING B  
**Address** : 355 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0022.010 / 2130 **Yr Built/Renovated** : 1973 / 2014  
**Area Sq Ft** : 156,500 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 23-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2781 **Lot** : 500 **BIN** : 2109483

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,497,700           | \$1,069,500           |
| Interior Architecture | \$685,600             | \$974,800             |
| Electrical            | \$565,900             | \$1,538,700           |
| Mechanical            | \$624,500             | \$1,529,600           |
| <b>Total</b>          | <b>\$3,373,800</b>    | <b>\$5,112,500</b>    |
| Importance Code A     | \$1,539,200           | \$1,198,200           |
| Importance Code B     | \$1,489,700           | \$3,707,500           |
| Importance Code C     | \$344,900             | \$206,700             |
| <b>Total</b>          | <b>\$3,373,800</b>    | <b>\$5,112,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>   | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|------------------|-----------------|-----------------|
| Exterior Architecture | \$47,700         | \$34,200         |                 |                 |
| Interior Architecture | \$60,900         | \$17,600         |                 | \$7,300         |
| Electrical            | \$1,500          | \$3,300          | \$3,400         | \$36,300        |
| Mechanical            | \$68,900         | \$54,000         | \$28,800        | \$16,800        |
| <b>Total</b>          | <b>\$178,900</b> | <b>\$109,100</b> | <b>\$32,100</b> | <b>\$60,400</b> |
| Importance Code A     | \$47,700         | \$34,200         | \$2,100         | \$300           |
| Importance Code B     | \$104,400        | \$74,900         | \$30,000        | \$60,000        |
| Importance Code C     | \$26,800         |                  |                 |                 |
| <b>Total</b>          | <b>\$178,900</b> | <b>\$109,100</b> | <b>\$32,100</b> | <b>\$60,400</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.*

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET BUILDING B**

**Asset # : 2130**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             | Now               | \$100,600      | LIFE               | **             | 5           | \$45,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Docks</i>  |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Docks</i>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 65%            | Now               | \$955,000      | LIFE               | **             | 5           | \$74,200       |          |
| <i>Efflorescence, Extent : Severe, Area Affected : 20%</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade Of Courtyard, 2nd Floor</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>  |                |                   |                |                    |                |             |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : At Window Opening</i>  |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations, North And South Facades</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>   |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel   | 10%            |                   |                | 2039               | **             | 5           | \$68,500       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Docks</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.</i>           |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 10%            | 2-4               | \$101,200      | 2031               | **             | 5           | \$28,500       |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 5%             |                   |                | 2043               | **             | 5           | \$28,500       |          |
| Weathering Steel   | 5%             |                   |                | LIFE               | **             | 1           |                |          |
| Windows  |                |                   |                |                    |                |             |                |          |
| Aluminum   | 80%            | Now               | \$141,500      | 2025               | \$707,400      | 5           | \$8,600        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 20%            |                   |                | 2042               | **             | 5           | \$4,300        |          |
| Parapets   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 90%            | Now               | \$33,400       | LIFE               | **             | 5           | \$29,700       |          |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade, East Facade, West Facade - Exterior Face</i> |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 10%            |                   |                | 2052               | **             | 5           | \$11,300       |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Roof   |                |                   |                |                    |                |             |                |          |
| Spray-on Foam  | 100%           |                   |                | 2034               | **             | 5           | \$398,800      |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : All Roofs</i>  |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING B**

**Asset # : 2130**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet   | 15%               |                          |                       | 2025                      | \$438,000             | 3                  | \$52,700              |                 |
| Cast in Place Concrete   | 55%               | Now                      | \$130,900             | LIFE                      | **                    | 5                  | \$281,800             |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 5%                | Now                      | \$22,200              | 2035                      | **                    | 5                  | \$5,900               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile   | 25%               | Now                      | \$97,300              | 2026                      | \$486,300             | 3                  | \$22,000              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 60%               | Now                      | \$344,900             | LIFE                      | **                    | 5                  | \$127,200             |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiberglass Panel   | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Reinforced Insulated Panels.</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 25%               | Now                      | \$26,800              | LIFE                      | **                    | 5                  | \$79,500              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Plywood/Hardboard  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn   | 10%               | Now                      | \$11,900              | 2031                      | **                    | 5                  | \$9,400               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 45%               | Now                      | \$53,500              | 2039                      | **                    | 5                  | \$33,900              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 25%               | 4+                       | \$59,100              | LIFE                      | **                    | 5                  | \$5,900               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiber Board  | 20%               |                          |                       | 2031                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Reinforced Insulated Panels.</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |

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

Over 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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET BUILDING B**

**Asset # : 2130**

| <b>Electrical</b>            | <b>Current Repair</b>   |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>        |   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%  |                          |                       | 2026                      | \$46,700              | 3                  | \$500                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 600 Amperes, 4.8kv</i>                           |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                     | 100%  |                          |                       | 2024                      | \$134,200             | 3                  | \$1,100               |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 2000 Amperes, 4160-480/265 Volts</i>             |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Feeders                      |   |                          |                       |                           |                       |                    |                       |                 |
| Cable                        | 100%  |                          |                       | 2025                      | \$15,100              | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%  |                          |                       | 2026                      | \$40,000              | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Under 600 Volts</b>       |   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%  |                          |                       | 2026                      | \$82,100              | 5                  | \$700                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 800 Amperes</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                     | 100%  |                          |                       | 2024                      | \$15,400              | 5                  | \$600                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 250kva, And 30kva 480-208/120 Volts</i>          |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%  |                          |                       | 2026                      | \$262,500             | 5                  | \$700                 |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 95%   |                          |                       | 2026                      | \$292,500             | 1                  |                       |                 |
| Conduit                      | 5%  |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards                  |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 10%   |                          |                       | 2025                      | \$21,900              | 5                  | \$400                 |                 |
| Molded Case Bkrs             | 90%   |                          |                       | 2025                      | \$197,100             | 5                  | \$3,700               |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Wiring                       |   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                | 55%   | 2-4                      | \$261,600             | 2051                      | **                    | 1                  |                       |                 |
|                              | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 40%   |                          |                       | 2026                      | \$190,300             | 1                  |                       |                 |
| Thermoplastic                | 5%  |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 20%   |                          |                       | 2024                      | \$5,800               | 5                  | \$200                 |                 |
| Motor Control Center         | 80%   |                          |                       | 2024                      | \$221,600             | 5                  | \$3,400               |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                |   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%  |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING B**

**Asset # : 2130**

| <b>Electrical</b>                |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>     | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                  |                   |   |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent | 30%               |   |                       | 2021                      | \$261,200             | 10                 | \$43,100              |                 |
|                                  |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                                  |                   | <i>Location : Throughout The Building</i>                         |                       |                           |                       |                    |                       |                 |
|                                  |                   | <i>Explanation : T-12 Lamps</i>                                   |                       |                           |                       |                    |                       |                 |
| Fluorescent                      | 50%               |   |                       | 2034                      | **                    | 10                 | \$71,800              |                 |
|                                  |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                                  |                   | <i>Location : Throughout</i>                                      |                       |                           |                       |                    |                       |                 |
|                                  |                   | <i>Explanation : T-5 Lamps</i>                                    |                       |                           |                       |                    |                       |                 |
| LED                              | 20%               |   |                       | 2034                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>           |                   |   |                       |                           |                       |                    |                       |                 |
| Emergency, Battery               | 50%               |   |                       | 2031                      | **                    | 10                 | \$18,900              |                 |
| Exit, Service                    | 20%               |   |                       | 2031                      | **                    | 1                  |                       |                 |
| Exit, Service                    | 30%               |   |                       | 2021                      | \$15,300              | 1                  |                       |                 |
| <b>Exterior Lighting</b>         |                   |   |                       |                           |                       |                    |                       |                 |
| LED                              | 100%              |   |                       | 2034                      | **                    |                    |                       |                 |
| <b>Alarm</b>                     |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>           |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                     | 80%               |   |                       |                           |                       |                    |                       |                 |
| Generic                          | 20%               |   |                       | 2031                      | **                    | 1                  | \$11,700              |                 |
|                                  |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                                  |                   | <i>Location : Hallways</i>  |                       |                           |                       |                    |                       |                 |
|                                  |                   | <i>Explanation : Cctv Surveillance Cameras</i>                    |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW     | 100%              |   |                       | 2036                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |   |                       |                           |                       |                    |                       |                 |
| HTHW/HW Exchanger            | 100%              | Now   | \$41,500              | 2041                      | **                    | 2                  | \$7,700               |                 |
|                              |                   | <i>Corroded, Extent : Severe, Area Affected : 100%</i>              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Tunnel (Basement)</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Obsolete Units</i>                               |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump          | 100%              | Now   | \$230,300             | 2034                      | **                    | 4                  | \$7,700               |                 |
|                              |                   | <i>Corroded, Extent : Severe, Area Affected : 40%</i>               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Tunnel</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement Area</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 30%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Various</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Defective Valves</i>                               |                       |                           |                       |                    |                       |                 |

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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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET BUILDING B**

**Asset # : 2130**

| Mechanical  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Heating</b>  |                |                   |                |                    |                |             |                |          |
| Terminal Devices  |                |                   |                |                    |                |             |                |          |
| Convector/Radiator  | 40%            |                   |                | 2031               | **             | 1           | \$20,200       |          |
| Fan Coil Unit/Heat  | 60%            |                   |                | 2026               | \$1,373,100    | 1           | \$30,300       |          |
| <b>Air Conditioning</b>   |                |                   |                |                    |                |             |                |          |
| Energy Source   |                |                   |                |                    |                |             |                |          |
| District C.W.   | 90%            |                   |                | 2036               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Tunnel</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Coolant From Utility Building, Used For Refrigeration Only, Not Air Conditioning</i> |                |                   |                |                    |                |             |                |          |
| Electricity   | 10%            |                   |                | 2034               | **             | 1           |                |          |
| <b>Conversion Equipment</b>   |                |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller   | 10%            |                   |                | 2031               | **             | 1           | \$7,300        |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : R404a Refrigerant</i>  |                |                   |                |                    |                |             |                |          |
| No Component  | 90%            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>   |                |                   |                |                    |                |             |                |          |
| Chilled Wtr Pipe/Pump   | 90%            | Now               | \$20,200       | 2036               | **             | 4           | \$6,900        |          |
| <i>Corroded, Extent : Severe, Area Affected : 40%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Pipe Supports, Valves And Piping In Tunnel Area</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 80%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Defective Valves</i>   |                |                   |                |                    |                |             |                |          |
| No Component  | 10%            |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>   |                |                   |                |                    |                |             |                |          |
| Fan Coil - Cooling  | 90%            |                   |                | 2026               | \$105,900      | 1           | \$45,500       |          |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : For Warehouse Refrigeration</i>  |                |                   |                |                    |                |             |                |          |
| Fan Coil - Cooling  | 10%            |                   |                | 2026               | \$11,800       | 1           | \$5,100        |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : For Office Area</i>  |                |                   |                |                    |                |             |                |          |
| <b>Heat Rejection</b>   |                |                   |                |                    |                |             |                |          |
| Remote Air Cond   | 10%            |                   |                | 2031               | **             | 2           | \$10,900       |          |
| No Component  | 90%            |                   |                |                    |                |             |                |          |
| <b>Ventilation</b>  |                |                   |                |                    |                |             |                |          |
| Distribution  |                |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers  | 100%           |                   |                | LIFE               | **             | 2-5         | \$87,300       |          |
| <b>Exhaust Fans</b>   |                |                   |                |                    |                |             |                |          |
| Roof  | 15%            |                   |                | 2026               | \$18,200       | 2           | \$700          |          |
| No Component  | 85%            |                   |                |                    |                |             |                |          |
| <b>Plumbing</b>   |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET BUILDING B**  
**Asset # : 2130**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper                                | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       |                 |
| HW Heat Exchanger<br>HTHW/HW                                    | 100%              | Now                      | \$352,700             | 2056                      | * *                   |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Obsolete Unit</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron                                    | 100%              | Now                      | \$33,200              | LIFE                      | * *                   | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Storm Drain Piping<br>Cast Iron                                 | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       |                 |
| Sump Pump(s)<br>Submersible                                     | 100%              |                          |                       | 2019                      | \$6,500               | 4                  | \$2,500               |                 |
| Sewage Ejector(s)<br>Electric                                   | 100%              |                          |                       | 2026                      | \$10,800              | 4                  | \$2,500               |                 |
| Fixtures<br>Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Chemical System<br>Generic                                      | 100%              |                          |                       | 2019                      | \$25,500              | 1-3                | \$50,600              |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT CO-OP MEAT MARKET BUILDING C  
**Address** : 361 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0022.020 / 2131 **Yr Built/Renovated** : 1973 / 2014  
**Area Sq Ft** : 156,589 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 23-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2781 **Lot** : 500 **BIN** : 2109484

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,496,700           | \$712,800             |
| Interior Architecture | \$527,700             | \$496,000             |
| Electrical            | \$618,100             | \$1,326,900           |
| Mechanical            | \$548,100             | \$1,468,600           |
| <b>Total</b>          | <b>\$3,190,600</b>    | <b>\$4,004,300</b>    |
| Importance Code A     | \$1,538,200           | \$759,500             |
| Importance Code B     | \$1,433,700           | \$3,113,700           |
| Importance Code C     | \$218,700             | \$131,100             |
| <b>Total</b>          | <b>\$3,190,600</b>    | <b>\$4,004,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,400         | \$25,000        |                 |                 |
| Interior Architecture | \$103,200        |                 |                 | \$23,400        |
| Electrical            | \$1,500          | \$3,300         | \$3,200         | \$30,900        |
| Mechanical            | \$61,000         | \$11,600        | \$24,700        | \$18,100        |
| <b>Total</b>          | <b>\$197,100</b> | <b>\$39,800</b> | <b>\$27,800</b> | <b>\$72,400</b> |
| Importance Code A     | \$31,400         | \$25,000        | \$2,100         |                 |
| Importance Code B     | \$124,700        | \$14,900        | \$25,700        | \$72,400        |
| Importance Code C     | \$41,000         |                 |                 |                 |
| <b>Total</b>          | <b>\$197,100</b> | <b>\$39,800</b> | <b>\$27,800</b> | <b>\$72,400</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.

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING C**

**Asset # : 2131**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             | Now               | \$73,300       | LIFE               | **             | 5           | \$33,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Docks</i>  |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Docks</i>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 65%            | Now               | \$1,044,000    | LIFE               | **             | 5           | \$54,100       |          |
| <i>Efflorescence, Extent : Severe, Area Affected : 20%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade Of Courtyard, Second Floor</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>  |                |                   |                |                    |                |             |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : At Window Openings</i>   |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : North And South Facades</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>   |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel   | 10%            |                   |                | 2039               | **             | 5           | \$49,900       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Docks</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Reinforced Insulated Panels. Includes Soffit Overhangs.</i> |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 10%            | 2-4               | \$73,800       | 2031               | **             | 5           | \$20,800       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 5%             |                   |                | 2043               | **             | 5           | \$20,800       |          |
| Weathering Steel   | 5%             |                   |                | LIFE               | **             | 1           |                |          |
| Windows  |                |                   |                |                    |                |             |                |          |
| Aluminum   | 80%            | 0-2               | \$88,300       | 2025               | \$441,400      | 5           | \$5,400        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 20%            |                   |                | 2042               | **             | 5           | \$2,700        |          |
| Parapets   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 90%            | Now               | \$21,000       | LIFE               | **             | 5           | \$18,700       |          |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade - Exterior Face</i>                 |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 10%            |                   |                | 2052               | **             | 5           | \$7,100        |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET BUILDING C**

**Asset # : 2131**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Spray-on Foam  | 100%           |                   |                | 2034               | **             | 5           | \$434,700      |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : All Roofs</i>  |                |                   |                |                    |                |             |                |          |
| <hr/>  |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |                |                   |                |                    |                |             |                |          |
| Carpet   | 15%            | Now               | \$21,900       | 2025               | \$438,300      | 3           | \$52,700       |          |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor</i>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 60%            | Now               | \$71,400       | LIFE               | **             | 5           | \$307,600      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%             | Now               | \$22,200       | 2035               | **             | 5           | \$5,900        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 20%            | 0-2               | \$38,900       | 2031               | **             | 3           | \$17,600       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <hr/>  |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 60%            | Now               | \$218,700      | LIFE               | **             | 5           | \$80,700       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel   | 10%            |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Reinforced Insulated Panels.</i>                      |                |                   |                |                    |                |             |                |          |
| Gypsum Board   | 25%            | 0-2               | \$34,000       | LIFE               | **             | 5           | \$50,400       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Plywood/Hardboard  | 5%             | Now               | \$6,900        | LIFE               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING C**

**Asset # : 2131**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Interior   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn   | 5%                | Now                      | \$18,100              | 2031                      | **                    | 5                  | \$7,200               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 50%               | Now                      | \$90,600              | 2039                      | **                    | 5                  | \$57,300              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 15%               | 4+                       | \$108,100             | LIFE                      | **                    | 5                  | \$5,400               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiber Board  | 20%               |                          |                       | 2031                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Reinforced Insulated Panels.</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$28,700              |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Over 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2026                      | \$46,700              | 3                  | \$500                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 600 Amperes, 4.8kv</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2024                      | \$134,200             | 3                  | \$1,200               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2000kva, 4160-480/265 Volts</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Feeders  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cable  | 100%              |                          |                       | 2025                      | \$15,100              | 1                  |                       |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2026                      | \$40,000              | 1                  |                       |                 |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2024                      | \$15,400              | 5                  | \$600                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1- 225kva, 1-30kva, 1-25kva, 460-208/12 Volts</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2026                      | \$262,500             | 5                  | \$700                 |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2026                      | \$307,900             | 1                  |                       |                 |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING C**

**Asset # : 2131**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2025                      | \$21,900              | 5                  | \$400                 |                 |
| Molded Case Bkrs  | 10%               |                          |                       | 2034                      | **                    | 5                  | \$400                 |                 |
| Molded Case Bkrs  | 80%               |                          |                       | 2025                      | \$175,200             | 5                  | \$3,300               |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 60%               | 2-4                      | \$285,400             | 2051                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 35%               |                          |                       | 2026                      | \$166,500             | 1                  |                       |                 |
| Thermoplastic   | 5%                |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 30%               |                          |                       | 2024                      | \$8,600               | 5                  | \$300                 |                 |
| Motor Control Center  | 70%               |                          |                       | 2024                      | \$193,900             | 5                  | \$3,000               |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$2,300               |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 25%               |                          |                       | 2021                      | \$217,800             | 10                 | \$35,900              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 55%               |                          |                       | 2031                      | **                    | 10                 | \$79,000              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 20%               |                          |                       | 2034                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2031                      | **                    | 10                 | \$18,900              |                 |
| Exit, Service   | 30%               |                          |                       | 2031                      | **                    | 1                  |                       |                 |
| Exit, Service   | 20%               |                          |                       | 2021                      | \$10,200              | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 100%              |                          |                       | 2034                      | **                    |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 20%               |                          |                       | 2031                      | **                    | 1                  | \$11,700              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cctv Surveillance Cameras</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |

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

Heating

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET BUILDING C**

**Asset # : 2131**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW  | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water From Utility Building</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>HTHW/HW Exchanger                                   | 100%              | Now                      | \$41,500              | 2041                      | * *                   | 2                  | \$7,700               |                 |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tunnel</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Obsolete Units</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 100%              | Now                      | \$153,600             | 2034                      | * *                   | 4                  | \$7,700               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 30%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Valves And Piping, Tunnel Area</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Defective Valves</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator  | 40%               |                          |                       | 2031                      | * *                   | 1                  | \$20,200              |                 |
| Fan Coil Unit/Heat  | 60%               |                          |                       | 2026                      | \$1,373,900           | 1                  | \$30,300              |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>District C.W.  | 95%               |                          |                       | 2036                      | * *                   | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 95%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tunnel</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Coolant From Utility Building, For Refrigeration Only.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 5%                |                          |                       | 2034                      | * *                   | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating<br>Compr/Chiller  | 5%                |                          |                       | 2031                      | * *                   | 1                  | \$3,600               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units, Refrigerant R-507</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET BUILDING C**

**Asset # : 2131**

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                       | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning  |                |                      |                |                    |                |                |                |          |
| Distribution  |                |                      |                |                    |                |                |                |          |
| Chilled Wtr Pipe/Pump   | 95%            | Now                  | \$10,700       | 2036               | **             | 4              | \$7,300        |          |
| <i>Corroded, Extent : Severe, Area Affected : 30%</i>             |                |                      |                |                    |                |                |                |          |
| <i>Location : Valves And Piping, Basement</i>                     |                |                      |                |                    |                |                |                |          |
| <i>Insul. Deteriorating, Extent : Severe, Area Affected : 20%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                      |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 80%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                      |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Defective Valves</i>                             |                |                      |                |                    |                |                |                |          |
| No Component  | 5%             |                      |                |                    |                |                |                |          |
| Terminal Devices  |                |                      |                |                    |                |                |                |          |
| Fan Coil - Cooling  | 95%            |                      |                | 2026               | \$55,900       | 1              | \$48,000       |          |
| Fan Coil - Cooling  | 5%             |                      |                | 2031               | **             | 1              | \$2,500        |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Office</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : For Office</i>                                   |                |                      |                |                    |                |                |                |          |
| Heat Rejection  |                |                      |                |                    |                |                |                |          |
| Remote Air Cond   | 5%             |                      |                | 2031               | **             | 2              | \$5,500        |          |
| No Component  | 95%            |                      |                |                    |                |                |                |          |
| Ventilation   |                |                      |                |                    |                |                |                |          |
| Distribution  |                |                      |                |                    |                |                |                |          |
| Ductwork/Diffusers  | 100%           |                      |                | LIFE               | **             | 2-5            | \$87,300       |          |
| Exhaust Fans  |                |                      |                |                    |                |                |                |          |
| Roof  | 15%            |                      |                | 2026               | \$18,200       | 2              | \$700          |          |
| No Component  | 85%            |                      |                |                    |                |                |                |          |
| Plumbing  |                |                      |                |                    |                |                |                |          |
| H/C Water Piping  |                |                      |                |                    |                |                |                |          |
| Brass/Copper  | 100%           |                      |                | 2036               | **             | 1              |                |          |
| HW Heat Exchanger   |                |                      |                |                    |                |                |                |          |
| HTHW/HW   | 100%           | Now                  | \$352,900      | 2056               | **             |                |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Tunnel</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Obsolete Unit</i>                                |                |                      |                |                    |                |                |                |          |
| Sanitary Piping   |                |                      |                |                    |                |                |                |          |
| Cast Iron   | 100%           | Now                  | \$33,200       | LIFE               | **             | 1              |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>  |                |                      |                |                    |                |                |                |          |
| Storm Drain Piping  |                |                      |                |                    |                |                |                |          |
| Cast Iron   | 100%           |                      |                | LIFE               | **             | 1              |                |          |
| Sump Pump(s)  |                |                      |                |                    |                |                |                |          |
| Submersible   | 100%           | 0-2                  | \$6,500        | 2021               | \$6,500        | 4              | \$1,600        |          |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>  |                |                      |                |                    |                |                |                |          |
| 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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D  
**Address** : 357 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0022.030 / 2132 **Yr Built/Renovated** : 1973 / 2016  
**Area Sq Ft** : 37,337 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2781 **Lot** : 500 **BIN** : 2109485

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$738,300             | \$41,300              |
| Interior Architecture | \$128,100             | \$113,700             |
| Electrical            | \$49,200              | \$1,403,200           |
| Mechanical            | \$158,400             |                       |
| <b>Total</b>          | <b>\$1,073,900</b>    | <b>\$1,558,100</b>    |
| Importance Code A     | \$738,300             | \$88,000              |
| Importance Code B     | \$251,400             | \$1,470,200           |
| Importance Code C     | \$84,300              |                       |
| <b>Total</b>          | <b>\$1,073,900</b>    | <b>\$1,558,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$25,800         |                |                 | \$3,800         |
| Interior Architecture | \$25,900         | \$2,300        |                 |                 |
| Electrical            | \$100            | \$800          | \$500           | \$10,300        |
| Mechanical            | \$97,600         | \$6,000        | \$13,600        | \$65,700        |
| <b>Total</b>          | <b>\$149,400</b> | <b>\$9,100</b> | <b>\$14,100</b> | <b>\$79,800</b> |
| Importance Code A     | \$27,800         | \$1,800        | \$2,000         | \$6,000         |
| Importance Code B     | \$121,600        | \$7,300        | \$12,100        | \$73,800        |
| Importance Code C     |                  |                |                 |                 |
| <b>Total</b>          | <b>\$149,400</b> | <b>\$9,100</b> | <b>\$14,100</b> | <b>\$79,800</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D**  
**Asset # : 2132**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             |                   |                | LIFE               | **             | 5           | \$19,400       |          |
| Concrete Masonry Unit  | 85%            | Now               | \$265,600      | LIFE               | **             | 5           | \$41,300       |          |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 5%             | Now               | \$43,100       | 2039               | **             | 5           | \$6,100        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |                |                   |                |                    |                |             |                |          |
| Weathering Steel   | 3%             |                   |                | LIFE               | **             | 1           |                |          |
| Window Wall  | 2%             |                   |                | 2046               | **             | 5           | \$5,800        |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 5%             |                   |                | 2034               | **             | 5           | \$100          |          |
| Metal Louvers  | 95%            | Now               | \$4,500        | 2035               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 95%            | Now               | \$21,300       | LIFE               | **             | 5           | \$9,500        |          |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>  |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 5%             |                   |                | 2046               | **             | 5           | \$1,700        |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Built-Up (BUR)   | 25%            | Now               | \$89,200       | 2036               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 25%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Scheduled For Completion 2016</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 75%            | Now               | \$340,400      | 2036               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 25%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Scheduled For Replacement 2016</i>                    |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D**

**Asset # : 2132**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 93%               |                          |                       | LIFE                      | **                    | 5                  | \$113,700             |                 |
| Ceramic Tile   | 2%                |                          |                       | 2029                      | **                    | 5                  | \$1,100               |                 |
| Traffic Topping  | 5%                |                          |                       | 2034                      | **                    | 5                  | \$3,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Dexotex Surface Covering</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 80%               | Now                      | \$84,300              | LIFE                      | **                    | 5                  | \$15,500              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$2,900               |                 |
| Metal Panel  | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 10%               | Now                      | \$2,900               | 2031                      | **                    | 5                  | \$1,900               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 75%               | 4+                       | \$43,800              | LIFE                      | **                    | 5                  | \$4,400               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 15%               | 4+                       | \$22,900              | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2026                      | \$46,700              | 3                  | \$100                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4- 1200 Amperes, 15kv</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 40%               |                          |                       | 2024                      | \$117,000             | 3                  | \$100                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2- 1500/2000kva, 4160- 480/277 Volts</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Liquid Filled   | 60%               |                          |                       | 2024                      | \$175,500             | 3                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Four 4200/5260 Kva 13,200hv-4160y/2402lv</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2026                      | \$3,900               | 3                  | \$300                 |                 |
| <b>Feeders</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cable   | 100%              |                          |                       | 2025                      | \$62,500              | 1                  |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D**  
**Asset # : 2132**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Over 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2026                      | \$40,000              | 1                  |                       |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 50%               |                          |                       | 2026                      | \$2,400               | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1000 Amperes</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 50%               |                          |                       | 2036                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2500 Amperes.</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2024                      | \$44,100              | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 150kva, 480/208/120 Volts</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 50%               |                          |                       | 2026                      | \$298,500             | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 50%               |                          |                       | 2036                      | **                    | 5                  | \$500                 |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 80%               |                          |                       | 2026                      | \$522,800             | 1                  |                       |                 |
| Conduit   | 20%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 15%               |                          |                       | 2025                      | \$12,200              | 5                  | \$100                 |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2034                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs  | 30%               |                          |                       | 2034                      | **                    | 5                  | \$300                 |                 |
| Molded Case Bkrs  | 50%               |                          |                       | 2025                      | \$40,600              | 5                  | \$500                 |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 30%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Thermoplastic   | 70%               |                          |                       | 2026                      | \$55,500              | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 10%               |                          |                       | 2024                      | \$3,700               | 5                  |                       |                 |
| Motor Control Center  | 90%               |                          |                       | 2031                      | **                    | 5                  | \$900                 |                 |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$500                 |                 |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 30%               |                          |                       | 2034                      | **                    | 10                 | \$10,300              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 70%               |                          |                       | 2034                      | **                    |                    |                       |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 100%              |                          |                       | 2021                      | \$49,200              | 10                 | \$9,000               |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D**

**Asset # : 2132**

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

## Lighting

Exterior Lighting  
LED

100%

2034

\* \*

## Lightning Protection

Arresters/Cabling  
Generic

100%

2029

\* \*

5

\$1,100

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

*Location : Outside*

*Explanation : Located In The Stack Only*

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

## Heating

Energy Source

Electricity

5%

2036

\* \*

1

Fuel Oil No 4

95%

2036

\* \*

5

\$11,000

Conversion Equipment

Hot Water Boiler

95%

2039

\* \*

1

\$17,500

*Other Observation, Extent : Light, Area Affected : 95%*

*Location : Boiler Room*

*Explanation : 2 Units. The Older One Boiler Is Not Been Used.*

Radiant Heater

5%

2026

\$8,000

2

\$900

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

*Location : Office And Hallway*

*Explanation : 6 Electric Radiants*

Distribution

Hot Wtr Piping/Pump

95%

Now

\$34,800

2034

\* \*

4

\$1,700

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

*Location : Throughout Basement Tunnel*

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

*Location : Pipes*

No Component

5%

Terminal Devices

Air Handler

10%

2026

\$19,700

1

\$2,300

No Component

90%

## Air Conditioning

Energy Source

Electricity

100%

2034

\* \*

1

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D**

**Asset # : 2132**

| Mechanical  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning  |                |                      |                |                    |                |                |                |          |
| Conversion Equipment  |                |                      |                |                    |                |                |                |          |
| Centrifugal, Elec Chiller   | 90%            |                      |                | 2029               | * *            | 1              | \$36,400       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                |                      |                |                    |                |                |                |          |
| <i>Location : Ac Room</i>   |                |                      |                |                    |                |                |                |          |
| <i>Explanation : 6 Chillers Provide Coolant To Adjacent Buildings. Refrigerant Is Ammonia</i>   |                |                      |                |                    |                |                |                |          |
| Reciprocating<br>Compr/Chiller  | 10%            |                      |                | 2021               | \$12,400       | 1              | \$1,700        |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Location : 2 Units, Roof</i>   |                |                      |                |                    |                |                |                |          |
| Distribution  |                |                      |                |                    |                |                |                |          |
| Chilled Wtr Pipe/Pump   | 90%            | Now                  | \$64,200       | 2036               | * *            | 4              | \$1,700        |          |
| <i>Corroded, Extent : Severe, Area Affected : 70%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Control Valves And Piping, Throughout</i>   |                |                      |                |                    |                |                |                |          |
| <i>Insul. Deteriorating, Extent : Severe, Area Affected : 50%</i>                               |                |                      |                |                    |                |                |                |          |
| <i>Location : Distribution Lines To Warehouses</i>  |                |                      |                |                    |                |                |                |          |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Location : Valves, Throughout</i>  |                |                      |                |                    |                |                |                |          |
| No Component  | 10%            |                      |                |                    |                |                |                |          |
| Terminal Devices  |                |                      |                |                    |                |                |                |          |
| Fan Coil - Cooling  | 10%            |                      |                | 2021               | \$28,100       | 1              | \$1,200        |          |
| No Component  | 90%            |                      |                |                    |                |                |                |          |
| Heat Rejection  |                |                      |                |                    |                |                |                |          |
| Water Cooling Tower   | 90%            |                      |                | 2020               | \$94,200       | 2              | \$33,800       |          |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>                                   |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : 3 Cooling Towers Exist On The Utility Building Roof Each Tower Has 4 Cells</i> |                |                      |                |                    |                |                |                |          |
| No Component  | 10%            |                      |                |                    |                |                |                |          |
| Ventilation   |                |                      |                |                    |                |                |                |          |
| Distribution  |                |                      |                |                    |                |                |                |          |
| Ductwork/Diffusers  | 20%            |                      |                | LIFE               | * *            | 2-5            | \$4,200        |          |
| No Component  | 80%            |                      |                |                    |                |                |                |          |
| Exhaust Fans  |                |                      |                |                    |                |                |                |          |
| Interior  | 20%            |                      |                | 2021               | \$8,100        | 2              | \$200          |          |
| Roof  | 80%            | Now                  | \$2,300        | 2026               | \$23,200       | 2              | \$700          |          |
| <i>Noisy/Vibrating, Extent : Severe, Area Affected : 60%</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>  |                |                      |                |                    |                |                |                |          |
| Plumbing  |                |                      |                |                    |                |                |                |          |
| H/C Water Piping  |                |                      |                |                    |                |                |                |          |
| Brass/Copper  | 100%           |                      |                | 2036               | * *            | 1              |                |          |
| Water Heater  |                |                      |                |                    |                |                |                |          |
| Electric  | 100%           |                      |                | 2021               | \$5,700        | 4              | \$200          |          |
| Sanitary Piping   |                |                      |                |                    |                |                |                |          |
| Cast Iron   | 100%           | Now                  | \$15,800       | LIFE               | * *            | 1              |                |          |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>  |                |                      |                |                    |                |                |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT CO-OP MEAT MARKET UTILITY BUILDING D**

**Asset # : 2132**

| <b>Mechanical</b>  | <b>Current Repair</b> |                              |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b>                             | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Plumbing</b>  |                       |                              |                       |                           |                       |                        |                       |                 |
| Storm Drain Piping<br>Cast Iron                                  | 100%                  | Now                          | \$10,200              | LIFE                      | **                    | 1                      |                       |                 |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>            |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Basement</i>                                       |                       |                              |                       |                           |                       |                        |                       |                 |
| Sump Pump(s)<br>Rigid Piping                                     | 100%                  | Now                          | \$10,800              | 2036                      | **                    | 4                      | \$1,600               |                 |
| <i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i> |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Basement</i>                                       |                       |                              |                       |                           |                       |                        |                       |                 |
| Sewage Ejector(s)<br>Electric                                    | 100%                  | Now                          | \$10,800              | 2036                      | **                    | 4                      | \$1,600               |                 |
| <i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i> |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Basement</i>                                       |                       |                              |                       |                           |                       |                        |                       |                 |
| Fixtures<br>Generic  | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>  |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Throughout</i>                                     |                       |                              |                       |                           |                       |                        |                       |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E  
**Address** : 365 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0022.040 / 2133 **Yr Built/Renovated** : 1973 / 2014  
**Area Sq Ft** : 145,346 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2781 **Lot** : 500 **BIN** : 2109487

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,186,200           | \$327,700             |
| Interior Architecture | \$1,136,000           | \$373,500             |
| Electrical            |                       | \$964,100             |
| Mechanical            | \$131,800             | \$1,952,100           |
| <b>Total</b>          | <b>\$2,454,000</b>    | <b>\$3,617,500</b>    |
| Importance Code A     | \$1,186,200           | \$374,400             |
| Importance Code B     | \$1,130,600           | \$3,243,100           |
| Importance Code C     | \$137,300             |                       |
| <b>Total</b>          | <b>\$2,454,000</b>    | <b>\$3,617,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$65,800         |                 |                 | \$2,400         |
| Interior Architecture | \$81,500         | \$16,300        |                 | \$2,700         |
| Electrical            | \$4,300          | \$6,200         | \$6,900         | \$4,700         |
| Mechanical            | \$85,100         | \$23,700        | \$67,500        | \$77,400        |
| <b>Total</b>          | <b>\$236,700</b> | <b>\$46,300</b> | <b>\$74,400</b> | <b>\$87,200</b> |
| Importance Code A     | \$71,600         | \$700           | \$400           | \$34,300        |
| Importance Code B     | \$147,900        | \$45,600        | \$74,000        | \$52,900        |
| Importance Code C     | \$17,300         |                 |                 |                 |
| <b>Total</b>          | <b>\$236,700</b> | <b>\$46,300</b> | <b>\$74,400</b> | <b>\$87,200</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E**  
**Asset # : 2133**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | 2-4               | \$17,000       | LIFE               | **             | 5           | \$30,900       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 75%        | Now               | \$1,117,700    | LIFE               | **             | 5           | \$57,900       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>  |            |                   |                |                    |                |             |                |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : North, East And West Facades</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : North, East And West Facades</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : North And East Facades</i>                             |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 10%        | Now               | \$8,700        | 2046               | **             | 5           | \$23,200       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 5%         | Now               | \$68,400       | 2031               | **             | 5           | \$9,600        |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Weathering Steel   | 5%         |                   |                | LIFE               | **             | 1           |                |          |
| <b>Windows</b>   |            |                   |                |                    |                |             |                |          |
| Aluminum   | 90%        | Now               | \$17,500       | 2034               | **             | 5           | \$1,100        |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal Louvers  | 10%        | Now               | \$700          | 2029               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 90%        |                   |                | LIFE               | **             | 5           | \$12,700       |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 80%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 10%        |                   |                | 2046               | **             | 5           | \$4,800        |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |            |                   |                |                    |                |             |                |          |
| Roll Roofing   | 5%         |                   |                | 2022               | \$65,100       | 5           | \$26,900       |          |
| Spray-on Foam  | 95%        | Now               | \$21,900       | 2034               | **             | 5           | \$204,700      |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Cracking/ Broken West Façade</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |

**Interior**

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E**  
**Asset # : 2133**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet   | 15%               |                          |                       | 2025                      | \$406,800             | 3                  | \$48,900              |                 |
| Cast in Place Concrete   | 70%               | 0-2                      | \$618,700             | LIFE                      | **                    | 5                  | \$333,100             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North And South Corridors</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Floor Heaving In Freezer Storage Area</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Cooler Corridors</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 5%                | 0-2                      | \$20,600              | 2035                      | **                    | 5                  | \$5,400               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile   | 10%               | 0-2                      | \$18,100              | 2031                      | **                    | 3                  | \$8,200               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 45%               | 0-2                      | \$137,300             | LIFE                      | **                    | 5                  | \$25,300              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiberglass Panel   | 25%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board   | 20%               | 0-2                      | \$5,700               | LIFE                      | **                    | 5                  | \$16,900              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Plywood/Hardboard  | 10%               | Now                      | \$11,600              | LIFE                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Coolers</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn   | 35%               | 0-2                      | \$25,500              | 2039                      | **                    | 5                  | \$40,400              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 50%               | 2-4                      | \$380,100             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North And South Corridors Flanking Freezer Section</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiber Board  | 15%               |                          |                       | 2031                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Insulated Fiberglas Reinforced Panel</i>            |                   |                          |                       |                           |                       |                    |                       |                 |

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

Over 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E**  
**Asset # : 2133**

| Electrical               | Current Repair   |                   | Future Replacement |         | Maintenance    |             | Priority       |          |
|--------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System Component Type    | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Over 600 Volts</b>    |  |                   |                    |         |                |             |                |          |
| Service Equipment        |  |                   |                    |         |                |             |                |          |
| Fused Disc Sw            | 100%   |                   |                    | 2026    | \$46,700       | 3           | \$500          |          |
|                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                    |         |                |             |                |          |
|                          | <i>Location : Electrical Room</i>                                      |                   |                    |         |                |             |                |          |
|                          | <i>Explanation : 600 Amperes, 4.8kv</i>                                |                   |                    |         |                |             |                |          |
| Transformers             |  |                   |                    |         |                |             |                |          |
| Dry Type                 | 100%   |                   |                    | 2024    | \$134,200      | 3           | \$1,100        |          |
|                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                    |         |                |             |                |          |
|                          | <i>Location : Electrical Room</i>                                      |                   |                    |         |                |             |                |          |
|                          | <i>Explanation : 1000kva, 4160-480/277 Volts</i>                       |                   |                    |         |                |             |                |          |
| Feeders                  |  |                   |                    |         |                |             |                |          |
| Cable                    | 100%   |                   |                    | 2025    | \$15,100       | 1           |                |          |
| Raceway                  |  |                   |                    |         |                |             |                |          |
| Conduit                  | 100%   |                   |                    | 2026    | \$40,000       | 1           |                |          |
| <b>Under 600 Volts</b>   |  |                   |                    |         |                |             |                |          |
| Transformers             |  |                   |                    |         |                |             |                |          |
| Dry Type                 | 100%   |                   |                    | 2024    | \$15,400       | 5           | \$500          |          |
|                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                    |         |                |             |                |          |
|                          | <i>Location : Electrical Room</i>                                      |                   |                    |         |                |             |                |          |
|                          | <i>Explanation : 1-112.5kva, 75kva, 480-208/120 Volts</i>              |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard |  |                   |                    |         |                |             |                |          |
| Fused Disc Sw            | 100%   |                   |                    | 2026    | \$71,600       | 5           | \$600          |          |
| Raceway                  |  |                   |                    |         |                |             |                |          |
| Conduit                  | 100%   |                   |                    | 2026    | \$14,600       | 1           |                |          |
| Panelboards              |  |                   |                    |         |                |             |                |          |
| Fused Disc Sw            | 20%  |                   |                    | 2025    | \$8,800        | 5           | \$700          |          |
| Molded Case Bkrs         | 80%  |                   |                    | 2025    | \$35,000       | 5           | \$3,100        |          |
| Wiring                   |  |                   |                    |         |                |             |                |          |
| Thermoplastic            | 100%   |                   |                    | 2026    | \$31,900       | 1           |                |          |
| Motor Controllers        |  |                   |                    |         |                |             |                |          |
| Locally Mounted          | 5%   |                   |                    | 2024    | \$5,600        | 5           |                |          |
| Motor Control Center     | 95%  |                   |                    | 2024    | \$24,500       | 5           | \$3,800        |          |
| <b>Ground</b>            |  |                   |                    |         |                |             |                |          |
| Grounding Devices        |  |                   |                    |         |                |             |                |          |
| Not Accessible           | 100%   |                   |                    |         |                |             |                |          |
| <b>Lighting</b>          |  |                   |                    |         |                |             |                |          |
| Interior Lighting        |  |                   |                    |         |                |             |                |          |
| Fluorescent              | 50%  |                   |                    | 2034    | **             | 10          | \$66,700       |          |
|                          | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                    |         |                |             |                |          |
|                          | <i>Location : Offices</i>  |                   |                    |         |                |             |                |          |
| LED                      | 50%  |                   |                    | 2034    | **             |             |                |          |
| Egress Lighting          |  |                   |                    |         |                |             |                |          |
| Emergency, Battery       | 50%  |                   |                    | 2034    | **             | 10          | \$17,500       |          |
| Exit, Service            | 50%  |                   |                    | 2034    | **             | 1           |                |          |
| Exterior Lighting        |  |                   |                    |         |                |             |                |          |
| LED                      | 100%   |                   |                    | 2034    | **             |             |                |          |

**Alarm**

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E**  
**Asset # : 2133**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2026

\$128,800

1

\$16,300

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

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$441,000

1-3

\$26,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Manual Pull Station And Bells Only*

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

**Heating**

## Energy Source

Electricity

5%

2036

\* \*

1

HTHW/HW

15%

2036

\* \*

1

*Other Observation, Extent : Light, Area Affected : 15%**Location : For Office, Loading And Lunch Area Only**Explanation : Hot Water Provided By Utility Building*

No Component

80%

## Conversion Equipment

HTHW/HW Exchanger

15%

Now

\$5,800

2041

\* \*

2

\$1,100

*Corroded, Extent : Severe, Area Affected : 15%**Location : Basement**Other Observation, Extent : Severe, Area Affected : 15%**Location : Basement**Explanation : One Obsolete Unit*

Radiant Heater

5%

2021

\$31,200

2

\$3,400

*Other Observation, Extent : Light, Area Affected : 5%**Location : Stairway Only**Explanation : 4 Units*

No Component

80%

## Distribution

Hot Wtr Piping/Pump

15%

Now

\$2,100

2034

\* \*

4

\$1,100

*Corroded, Extent : Moderate, Area Affected : 15%**Location : Basement**Insul. Deteriorating, Extent : Moderate, Area Affected : 15%**Location : Basement*

No Component

85%

## Terminal Devices

Fan Coil Unit/Heat

15%

2026

\$63,800

1

\$7,000

No Component

85%

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E**  
**Asset # : 2133**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| District C.W.  | 95%               |                          |                       | 2036                      | * *                   | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 95%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Storage</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : District Refrigerant From Utility Building, Used For Refrigeration Only, Not Air Conditioning.</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 5%                |                          |                       | 2034                      | * *                   | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller  | 95%               |                          |                       | 2029                      | * *                   | 1                  | \$149,400             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 95%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Utility Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 6 Chillers Provide Chilled Water - Refrigerant Is Ammonia</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling  | 5%                |                          |                       | 2026                      | \$32,800              | 2                  | \$400                 |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2 Units, Roof (For Office)</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Chilled Wtr Pipe/Pump  | 95%               | Now                      | \$131,800             | 2036                      | * *                   | 4                  | \$6,800               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 30%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, Glycol Concentrator, Glycol Concentrating Tank And Condensate Reservoir In Mechanical Room</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Westside E Wing Uses Glycol Spray System (No Frost) To Prevent Icing</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil - Cooling   | 85%               |                          |                       | 2026                      | \$929,000             | 1                  | \$39,900              |                 |
| Fan Coil - Cool/Heat   | 15%               |                          |                       | 2026                      | \$403,100             | 1                  | \$7,000               |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower  | 100%              |                          |                       | 2024                      | \$407,400             | 2                  | \$146,300             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Utility Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Cooling Towers</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | * *                   | 2-5                | \$81,000              |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof   | 100%              |                          |                       | 2026                      | \$112,800             | 2                  | \$4,500               |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 100%              | Now                      | \$21,200              | 2036                      | * *                   | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric   | 100%              |                          |                       | 2021                      | \$22,000              | 4                  | \$800                 |                 |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING E**  
**Asset # : 2133**

| <b>Mechanical</b> |                    | <b>Current Repair</b> |                  | <b>Future Replacement</b> |             | <b>Maintenance</b>    |              |                       |                 |
|-------------------|--------------------|-----------------------|------------------|---------------------------|-------------|-----------------------|--------------|-----------------------|-----------------|
| <b>System</b>     | <b>Component</b>   | <b>% of</b>           | <b>Fail Date</b> | <b>Estimated Cost</b>     | <b>Year</b> | <b>Estimated Cost</b> | <b>Cycle</b> | <b>Estimated Cost</b> | <b>Priority</b> |
|                   | <b>Type</b>        | <b>Total</b>          | <b>(Years)</b>   |                           | <b>FY</b>   |                       | <b>(Yrs)</b> |                       |                 |
| Plumbing          |                    |                       |                  |                           |             |                       |              |                       |                 |
|                   | Storm Drain Piping |                       |                  |                           |             |                       |              |                       |                 |
|                   | Cast Iron          | 100%                  |                  |                           | LIFE        | **                    | 1            |                       |                 |
| Fixtures          |                    |                       |                  |                           |             |                       |              |                       |                 |
|                   | Generic            | 100%                  |                  |                           |             |                       |              |                       |                 |
| Fire Suppression  |                    |                       |                  |                           |             |                       |              |                       |                 |
|                   | Sprinkler          |                       |                  |                           |             |                       |              |                       |                 |
|                   | Generic            | 100%                  |                  |                           | 2036        | **                    | 1-2          | \$40,700              |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F  
**Address** : 363 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0022.050 / 2134 **Yr Built/Renovated** : 1973 / 2014  
**Area Sq Ft** : 36,314 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2781 **Lot** : 500 **BIN** : 2109486

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$170,600             | \$59,800              |
| Interior Architecture | \$37,800              | \$95,100              |
| Electrical            |                       | \$220,900             |
| Mechanical            | \$81,800              | \$105,900             |
| <b>Total</b>          | <b>\$290,200</b>      | <b>\$481,700</b>      |
| Importance Code A     | \$170,600             | \$106,500             |
| Importance Code B     | \$81,800              | \$375,300             |
| Importance Code C     | \$37,800              |                       |
| <b>Total</b>          | <b>\$290,200</b>      | <b>\$481,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$70,700        |                 |                | \$5,300        |
| Interior Architecture | \$10,700        | \$9,500         |                |                |
| Electrical            | \$1,600         | \$2,200         | \$1,800        | \$1,800        |
| Mechanical            | \$12,400        | \$2,100         | \$4,700        | \$1,300        |
| <b>Total</b>          | <b>\$95,400</b> | <b>\$13,800</b> | <b>\$6,500</b> | <b>\$8,400</b> |
| Importance Code A     | \$70,700        | \$200           |                | \$5,600        |
| Importance Code B     | \$22,800        | \$13,600        | \$6,500        | \$2,700        |
| Importance Code C     | \$1,900         |                 |                |                |
| <b>Total</b>          | <b>\$95,400</b> | <b>\$13,800</b> | <b>\$6,500</b> | <b>\$8,400</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F**  
**Asset # : 2134**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             | 0-2               | \$7,800        | LIFE               | **             | 5           | \$14,100       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 75%            | Now               | \$170,600      | LIFE               | **             | 5           | \$26,500       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : West And East Facades</i>                              |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : West And South Facades</i>                             |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 5%             |                   |                | 2046               | **             | 5-10        | \$19,400       |          |
| Metal Coiling Doors  | 10%            | Now               | \$31,300       | 2031               | **             | 5           | \$8,800        |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Weathering Steel   | 5%             | 4+                | \$9,300        | LIFE               | **             | 1           |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Windows  |                |                   |                |                    |                |             |                |          |
| Aluminum   | 90%            | Now               | \$6,300        | 2034               | **             | 5           | \$800          |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 10%            |                   |                | 2048               | **             | 5           | \$200          |          |
| Parapets   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 100%           |                   |                | LIFE               | **             | 5           | \$6,600        |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : All Facades</i>  |                |                   |                |                    |                |             |                |          |
| Roof   |                |                   |                |                    |                |             |                |          |
| Spray-on Foam  | 100%           | Now               | \$16,000       | 2034               | **             | 5           | \$59,800       |          |
| <i>Debris Present, Extent : Moderate, Area Affected : 20%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 15%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : South And East Facades</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Interior   |                |                   |                |                    |                |             |                |          |
| Floors   |                |                   |                |                    |                |             |                |          |
| Carpet   | 10%            |                   |                | 2022               |                | 3           | \$8,200        |          |
| Cast in Place Concrete   | 80%            | 0-2               | \$8,800        | LIFE               | **             | 5           | \$95,100       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Quarry Tile  | 10%            |                   |                | 2039               | **             | 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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F**  
**Asset # : 2134**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 75%               | 0-2                      | \$37,800              | LIFE                      | **                    | 5                  | \$13,900              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairwells</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiberglass Panel   | 15%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board   | 10%               | 0-2                      | \$1,900               | LIFE                      | **                    | 5                  | \$2,800               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 10%               |                          |                       | 2039                      | **                    | 5                  | \$5,300               |                 |
| Exposed Struc: Steel   | 90%               |                          |                       | LIFE                      | **                    |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Over 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2026                      | \$46,700              | 3                  | \$100                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 600 Amperes, 4.8 Kv</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2024                      | \$134,200             | 3                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1000kva, 4160- 480/277 Volts</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Feeders</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cable   | 100%              |                          |                       | 2025                      | \$15,100              | 1                  |                       |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2026                      | \$40,000              | 1                  |                       |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2026                      | \$1,400               | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2024                      | \$15,400              | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1-225kva, 1-15kva, 480-208/120 Volts</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2026                      | \$23,900              | 5                  | \$200                 |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2026                      | \$3,700               | 1                  |                       |                 |

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F**  
**Asset # : 2134**

| <b>Electrical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>           |                   |  |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 20%               |  |                       | 2025                      | \$2,900               | 5                  | \$200                 |                 |
| Molded Case Bkrs             | 40%               |  |                       | 2025                      | \$5,800               | 5                  | \$400                 |                 |
| Molded Case Bkrs             | 40%               |  |                       | 2034                      | * *                   | 5                  | \$400                 |                 |
| <b>Wiring</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%              |  |                       | 2026                      | \$8,000               | 1                  |                       |                 |
| <b>Motor Controllers</b>     |                   |  |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 20%               |  |                       | 2024                      | \$5,600               | 5                  |                       |                 |
| Motor Control Center         | 80%               |  |                       | 2024                      | \$5,200               | 5                  | \$800                 |                 |
| <b>Stand-by Power</b>        |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>     |                   |  |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%              |  |                       | 2043                      | * *                   | 1                  | \$11,200              |                 |
| <b>Lighting</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>     |                   |  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 50%               |  |                       | 2034                      | * *                   | 10                 | \$16,700              |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Offices</i>  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 50%               |  |                       | 2034                      | * *                   | 10                 | \$16,700              |                 |
|                              |                   | <i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Warehouse</i>  |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 60%               |  |                       | 2034                      | * *                   | 10                 | \$5,300               |                 |
| Exit, Battery                | 40%               |  |                       | 2034                      | * *                   | 10                 | \$1,000               |                 |
| <b>Exterior Lighting</b>     |                   |  |                       |                           |                       |                    |                       |                 |
| LED                          | 100%              |  |                       | 2034                      | * *                   |                    |                       |                 |
| <b>Alarm</b>                 |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%               |  |                       | 2026                      | \$32,200              | 1                  | \$4,100               |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Inside And Outside</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Cctv Surveillance Cameras</i>                         |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                      | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>         |                   |   |                       |                           |                       |                    |                       |                 |
| Electricity                  | 10%               |   |                       | 2036                      | * *                   | 1                  |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>  |                   |   |                       |                           |                       |                    |                       |                 |
| Heat Pump                    | 10%               |   |                       | 2027                      | \$11,300              | 2                  | \$1,100               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 10%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Roof</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 6 Roof Top Package Units</i>                 |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |

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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F**  
**Asset # : 2134**

| Mechanical                     | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Air Conditioning               |   |                   |                |                    |                |             |                |          |
| Energy Source                  |   |                   |                |                    |                |             |                |          |
| District C.W.                  | 85%   |                   |                | 2036               | **             | 1           |                |          |
|                                | <i>Other Observation, Extent : Light, Area Affected : 85%</i>                 |                   |                |                    |                |             |                |          |
|                                | <i>Location : 1st Floor Storage</i>   |                   |                |                    |                |             |                |          |
|                                | <i>Explanation : Refrigerant From Utility Building For Refrigeration Only</i> |                   |                |                    |                |             |                |          |
| Electricity                    | 15%   |                   |                | 2034               | **             | 1           |                |          |
| Conversion Equipment           |   |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller    | 5%  |                   |                | 2031               | **             | 1           | \$800          |          |
|                                | <i>Other Observation, Extent : Light, Area Affected : 5%</i>                  |                   |                |                    |                |             |                |          |
|                                | <i>Location : Side Yard Of The Building</i>                                   |                   |                |                    |                |             |                |          |
|                                | <i>Explanation : 1 Unit, R-410a</i>   |                   |                |                    |                |             |                |          |
| Ext Pkg Unit - Heating/Cooling | 5%  |                   |                | 2026               | \$11,700       | 2           | \$100          |          |
|                                | <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>                   |                   |                |                    |                |             |                |          |
|                                | <i>Location : 3 Units, Roof</i>   |                   |                |                    |                |             |                |          |
| Ext Pkg Unit - Heating/Cooling | 5%  |                   |                | 2034               | **             | 2           | \$100          |          |
|                                | <i>Other Observation, Extent : Light, Area Affected : 5%</i>                  |                   |                |                    |                |             |                |          |
|                                | <i>Location : Roof</i>  |                   |                |                    |                |             |                |          |
|                                | <i>Explanation : 3 Units, R-410a</i>  |                   |                |                    |                |             |                |          |
| No Component                   | 85%   |                   |                |                    |                |             |                |          |
| Terminal Devices               |   |                   |                |                    |                |             |                |          |
| Fan Coil - Cool/Heat           | 5%  |                   |                | 2031               | **             | 1           | \$600          |          |
| No Component                   | 95%   |                   |                |                    |                |             |                |          |
| Heat Rejection                 |   |                   |                |                    |                |             |                |          |
| Air Condenser Unit             | 5%  |                   |                | 2031               | **             | 2           | \$1,300        |          |
| No Component                   | 95%   |                   |                |                    |                |             |                |          |
| Ventilation                    |   |                   |                |                    |                |             |                |          |
| Distribution                   |   |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers             | 100%  |                   |                | LIFE               | **             | 2-5         | \$20,300       |          |
| Exhaust Fans                   |   |                   |                |                    |                |             |                |          |
| Roof                           | 100%  |                   |                | 2026               | \$28,200       | 2           | \$1,100        |          |
| Plumbing                       |   |                   |                |                    |                |             |                |          |
| H/C Water Piping               |   |                   |                |                    |                |             |                |          |
| Brass/Copper                   | 100%  | Now               | \$10,600       | 2026               | \$105,900      | 1           |                |          |
|                                | <i>Corroded, Extent : Moderate, Area Affected : 20%</i>                       |                   |                |                    |                |             |                |          |
|                                | <i>Location : Basement</i>  |                   |                |                    |                |             |                |          |
| Water Heater                   |   |                   |                |                    |                |             |                |          |
| Electric                       | 100%  |                   |                | 2024               | \$5,500        | 4           | \$200          |          |
| HW Heat Exchanger              |   |                   |                |                    |                |             |                |          |
| HTHW/HW                        | 100%  | Now               | \$81,800       | 2056               | **             |             |                |          |
|                                | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>               |                   |                |                    |                |             |                |          |
|                                | <i>Location : Basement</i>  |                   |                |                    |                |             |                |          |
|                                | <i>Explanation : 2 Obsolete Units</i>   |                   |                |                    |                |             |                |          |
| Sanitary Piping                |   |                   |                |                    |                |             |                |          |
| Cast Iron                      | 100%  |                   |                | LIFE               | **             | 1           |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT CO-OP MEAT MARKET WAREHOUSE BUILDING F**  
**Asset # : 2134**

| <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> |
| Plumbing          |                       |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Storm Drain Piping    |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Cast Iron             | 100%                  |                          |                           | LIFE           | * *                   | 1                  |                       |                 |
|                   | Sump Pump(s)          |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Rigid Piping          | 100%                  |                          |                           | 2031           | * *                   | 4                  | \$2,500               |                 |
|                   | Fixtures              |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Generic               | 100%                  |                          |                           |                |                       |                    |                       |                 |
| Fire Suppression  |                       |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Sprinkler             |                       |                          |                           |                |                       |                    |                       |                 |
|                   | Generic               | 100%                  |                          |                           | 2046           | * *                   | 1-2                | \$10,200              |                 |

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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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT MARKET FRUIT AUCTION BLDGS 3  
**Address** : 200 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0020.020 / 2144 **Yr Built/Renovated** : 2015 /  
**Area Sq Ft** : 56,486 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 24-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** : 2109481

**CAPITAL**

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**Total**

Importance Code

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**Total**

**EXPENSE**

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**Total**

Importance Code

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**Total**



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT MARKET FRUIT AUCTION BLDGS 3**

**Asset # : 2144**

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

**Exterior**

Exterior Walls

Under Construction

100%

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

*Location :*

*Explanation : New Construction Atop Existing Structural Piles*

Windows

Under Construction

100%

Parapets

Under Construction

100%

Roof

Under Construction

100%

**Interior**

Floors

Under Construction

100%

Interior Walls

Under Construction

100%

Ceilings

Under Construction

100%

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

**Under 600 Volts**

Service Equipment

Under Construction

100%

Switchgear / Switchboard

Under Construction

100%

Raceway

Under Construction

100%

Panelboards

Under Construction

100%

Wiring

Under Construction

100%

Motor Controllers

Under Construction

100%

**Ground**

Grounding Devices

Under Construction

100%

**Lighting**

Interior Lighting

Under Construction

100%

Egress Lighting

Under Construction

100%

Exterior Lighting

Under Construction

100%

**Alarm**

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT MARKET FRUIT AUCTION BLDGS 3**

**Asset # : 2144**

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

Alarm

|                      |      |  |  |  |  |  |  |  |
|----------------------|------|--|--|--|--|--|--|--|
| Security System      |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
| Fire/Smoke Detection |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |

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

Heating

|                      |      |  |  |  |  |  |  |  |
|----------------------|------|--|--|--|--|--|--|--|
| Energy Source        |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
|                      |      | <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |  |  |  |  |  |  |
|                      |      | <i>Location :</i>  |  |  |  |  |  |  |
|                      |      | <i>Explanation : This Facility Is Still Under Construction</i> |  |  |  |  |  |  |
| Conversion Equipment |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
| Distribution         |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
| Terminal Devices     |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |

Air Conditioning

|                      |      |  |  |  |  |  |  |  |
|----------------------|------|--|--|--|--|--|--|--|
| Energy Source        |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
| Conversion Equipment |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
| Distribution         |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
| Terminal Devices     |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
| Heat Rejection       |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |
| Dehumidifier         |      |  |  |  |  |  |  |  |
| Under Construction   | 100% |  |  |  |  |  |  |  |

Ventilation

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Distribution       |      |  |  |  |  |  |  |  |
| Under Construction | 100% |  |  |  |  |  |  |  |
| Exhaust Fans       |      |  |  |  |  |  |  |  |
| Under Construction | 100% |  |  |  |  |  |  |  |

Plumbing

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| H/C Water Piping   |      |  |  |  |  |  |  |  |
| Under Construction | 100% |  |  |  |  |  |  |  |
| Water Heater       |      |  |  |  |  |  |  |  |
| Under Construction | 100% |  |  |  |  |  |  |  |
| HW Heat Exchanger  |      |  |  |  |  |  |  |  |
| Under Construction | 100% |  |  |  |  |  |  |  |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT MARKET FRUIT AUCTION BLDGS 3**

**Asset # : 2144**

| <b>Mechanical</b>                    |                       | <b>Current Repair</b>        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--------------------------------------|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Plumbing                             |                       |                              |                       |                           |                       |                        |                       |                 |
| Sanitary Piping                      |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Storm Drain Piping                   |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Sump Pump(s)                         |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Sewage Ejector(s)                    |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Backflow Preventer                   |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Fixtures                             |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Fire Suppression                     |                       |                              |                       |                           |                       |                        |                       |                 |
| Standpipe                            |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Sprinkler                            |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Fire Pump                            |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |
| Chemical System                      |                       |                              |                       |                           |                       |                        |                       |                 |
| Under Construction                   | 100%                  |                              |                       |                           |                       |                        |                       |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2  
**Address** : 200 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0020.010 / 2797 **Yr Built/Renovated** : 1969 / 2015  
**Area Sq Ft** : 11,614 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 24-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** : 2101215

| CAPITAL               | FY 2018 - 2021  | FY 2022 - 2027   |
|-----------------------|-----------------|------------------|
| Exterior Architecture | \$36,600        | \$170,900        |
| Electrical            | \$11,800        | \$47,100         |
| Mechanical            |                 | \$189,000        |
| <b>Total</b>          | <b>\$48,300</b> | <b>\$407,000</b> |
| Importance Code A     | \$36,600        | \$170,900        |
| Importance Code B     | \$11,800        | \$236,100        |
| <b>Total</b>          | <b>\$48,300</b> | <b>\$407,000</b> |

| EXPENSE               | FY 2018         | FY 2019        | FY 2020        | FY 2021        |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$42,600        |                |                |                |
| Interior Architecture |                 | \$400          |                |                |
| Electrical            | \$32,700        | \$700          | \$800          | \$2,900        |
| Mechanical            | \$1,900         | \$900          | \$3,400        | \$4,900        |
| <b>Total</b>          | <b>\$77,200</b> | <b>\$2,000</b> | <b>\$4,200</b> | <b>\$7,800</b> |
| Importance Code A     | \$43,300        | \$300          | \$800          | \$300          |
| Importance Code B     | \$33,800        | \$1,800        | \$3,400        | \$7,500        |
| <b>Total</b>          | <b>\$77,200</b> | <b>\$2,000</b> | <b>\$4,200</b> | <b>\$7,800</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2**

**Asset # : 2797**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick Cavity   | 100%              | Now                      | \$36,600              | LIFE                      | **                    | 5                  | \$20,000              |                 |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South And West Facades</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Facade Above Entry Door</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum  | 100%              | Now                      | \$15,200              | 2034                      | **                    | 5                  | \$900                 |                 |
| <i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Facing Windows</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapets</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick Cavity   | 100%              | Now                      | \$18,900              | LIFE                      | **                    | 5                  | \$8,400               |                 |
| <i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corner Joints Opened And Misaligned</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Spray-on Foam   | 100%              | Now                      | \$8,500               | 2026                      | \$170,900             | 5                  | \$32,000              |                 |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout - Bird Damage</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 5%                |                          |                       | 2029                      | **                    | 5                  | \$800                 |                 |
| Under Construction  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction  | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2056                      | **                    | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Installed. Low Voltage Power Circuit Breaker Rated @ 4000 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2056                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Installed</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2**  
**Asset # : 2797**

| <b>Electrical</b>   | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 30%                   |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Installed</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 70%                   |                          |                       | 2026                      | \$19,000              | 1                  |                       |                 |
| <b>Panelboards</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 50%                   |                          |                       | 2051                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Installed</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 50%                   |                          |                       | 2025                      | \$14,600              | 5                  | \$200                 |                 |
| <b>Wiring</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 70%                   | 2-4                      | \$32,000              | 2051                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                         |                       |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 30%                   |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Installed</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Motor Controllers</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%                  |                          |                       | 2024                      | \$28,800              | 5                  | \$100                 |                 |
| <b>Ground</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%                  |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Main</i>                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Water Pipe</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%                  |                          |                       | 2046                      | **                    | 1                  | \$3,600               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Installed</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 80%                   |                          |                       | 2026                      | \$47,100              | 10                 | \$7,800               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorecent</i>                           |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 20%                   |                          |                       | 2021                      | \$11,800              | 10                 | \$1,900               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallway, Office And Storage Room</i>                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lambs</i>                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%                   |                          |                       | 2026                      | \$7,000               | 10                 | \$1,300               |                 |
| Exit, Service   | 50%                   |                          |                       | 2026                      | \$1,700               | 1                  |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2**

**Asset # : 2797**

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

**Lighting**

Exterior Lighting

HID

100%

2036

\*\*

10

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

*Location : Outside*

*Explanation : Newly Installed*

**Alarm**

Security System

No Component

20%

Generic

80%

2036

\*\*

1

\$3,500

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

*Location : Inside And Outside*

*Explanation : Cctv Surveillance Cameras*

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

**Heating**

Energy Source

Natural Gas

100%

2036

\*\*

1

Conversion Equipment

Furnace

50%

2026

\$6,300

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Roof*

*Explanation : 7 Roof Top Package Units*

Radiant Heater

50%

2036

\*\*

2

\$2,500

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : 1st Floor Office*

*Explanation : 6 Gas Fired Radiants*

**Air Conditioning**

Energy Source

Electricity

100%

2048

\*\*

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2026

\$68,200

2

\$700

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Roof*

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

*Location : Roof*

*Explanation : 7 Exterior Package Units*

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$5,900

Exhaust Fans

Roof

100%

2026

\$8,200

2

\$300

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2036

\*\*

1

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT MARKET FRUIT AUCTION OFFICE BLDGS 2**

**Asset # : 2797**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Heater                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired                    | 100%              |                          |                       | 2021                      | \$2,400               | 2                  | \$200                 |                 |
| Sanitary Piping              |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       |                 |
| Storm Drain Piping           |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       |                 |
| Sewage Ejector(s)            |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                     | 100%              |                          |                       | 2036                      | * *                   | 4                  | \$1,600               |                 |
| Fixtures                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                   |                          |                       |                           |                       |                    |                       |                 |
| Standpipe                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |                       | 2036                      | * *                   | 1-5                | \$5,500               |                 |
| Sprinkler                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |                       | 2026                      | \$120,800             | 1-2                | \$3,000               |                 |
| Fire Pump                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |                       | 2029                      | * *                   | 1                  | \$2,000               |                 |

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1  
**Address** : 200 FOOD CENTER DRIVE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0020.000 / 2143 **Yr Built/Renovated** : 1969 / 2015  
**Area Sq Ft** : 154,400 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 24-Apr-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** : 2109480

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$375,200             | \$1,483,700           |
| Interior Architecture | \$75,500              | \$564,600             |
| Electrical            |                       | \$113,000             |
| Mechanical            |                       | \$157,700             |
| <b>Total</b>          | <b>\$450,600</b>      | <b>\$2,319,000</b>    |
| Importance Code A     | \$375,200             | \$1,483,700           |
| Importance Code B     | \$75,500              | \$835,300             |
| <b>Total</b>          | <b>\$450,600</b>      | <b>\$2,319,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$28,600         |                 |                 | \$17,800        |
| Interior Architecture |                  |                 | \$3,500         |                 |
| Electrical            | \$28,000         | \$25,100        | \$25,100        | \$37,400        |
| Mechanical            | \$48,100         | \$24,800        | \$60,000        | \$24,800        |
| <b>Total</b>          | <b>\$104,700</b> | <b>\$49,900</b> | <b>\$88,600</b> | <b>\$80,000</b> |
| Importance Code A     | \$36,200         | \$7,600         | \$7,600         | \$25,400        |
| Importance Code B     | \$68,500         | \$42,300        | \$81,000        | \$54,600        |
| Importance Code C     |                  |                 |                 |                 |
| <b>Total</b>          | <b>\$104,700</b> | <b>\$49,900</b> | <b>\$88,600</b> | <b>\$80,000</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1**  
**Asset # : 2143**

| Architecture           | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>        |   |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |   |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 10%   |                   |                | LIFE               | **             | 5           | \$28,400       |          |
|                        | <i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 25%   | Now               | \$28,600       | LIFE               | **             | 5           | \$8,900        |          |
|                        | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>      |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |          |
| Fiberglass Panel       | 45%   |                   |                | 2041               | **             | 5           | \$95,900       |          |
|                        | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |          |
| Metal Coiling Doors    | 20%   |                   |                | 2046               | **             | 5           | \$35,500       |          |
|                        | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |          |
| <b>Parapets</b>        |   |                   |                |                    |                |             |                |          |
| Metal Rail             | 100%  |                   |                | 2039               | **             | 5-10        | \$451,700      |          |
|                        | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>      |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |          |
| <b>Roof</b>            |   |                   |                |                    |                |             |                |          |
| Spray-on Foam          | 100%  | Now               | \$53,000       | 2026               | \$1,059,900    | 5           | \$198,400      |          |
|                        | <i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout - Due To Bird Damage</i>                       |                   |                |                    |                |             |                |          |
|                        | <i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : At Roof Penetrations - Throughout</i>                     |                   |                |                    |                |             |                |          |
| <b>Interior</b>        |   |                   |                |                    |                |             |                |          |
| <b>Floors</b>          |   |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 97%   |                   |                | LIFE               | **             | 5           | \$489,100      |          |
|                        | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>      |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |          |
| Ceramic Tile           | 3%  |                   |                | 2035               | **             | 5           | \$6,900        |          |
| <b>Interior Walls</b>  |   |                   |                |                    |                |             |                |          |
| Fiberglass Panel       | 65%   |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board           | 10%   |                   |                | LIFE               | **             | 5           | \$2,200        |          |
| Metal Panel            | 25%   |                   |                | LIFE               | **             |             |                |          |
|                        | <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Perimeter Walls</i>                                       |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Insulated Wall Panels</i>                              |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1**

**Asset # : 2143**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Interior   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 5%                |                          |                       | 2046                      | **                    | 5                  | \$11,600              |                 |
| AcousTileSusp.Lay-In   | 60%               |                          |                       | 2046                      | **                    | 5                  | \$139,300             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Fiberglass Insulated Panels</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 35%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2046                      | **                    | 5                  | \$600                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Newly Installed, 15kva</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2051                      | **                    | 5                  | \$200                 |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 95%               |                          |                       | 2051                      | **                    | 5                  | \$3,900               |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2046                      | **                    | 5                  | \$1,000               |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%              |                          |                       | 2046                      | **                    | 1                  | \$47,500              |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1**

**Asset # : 2143**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              |                          |                       | 2041                      | * *                   | 1                  | \$59,800              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Recently Installed. Emergency Generator Rated @ 1500kw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid  | 100%              |                          |                       | 2021                      | \$1,500               | 5                  | \$5,700               |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 100%              |                          |                       | 2066                      | * *                   | 5                  | \$4,500               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Recently Installed; 3000 Gallons Rated Capacity</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 80%               |                          |                       | 2036                      | * *                   | 10                 | \$113,000             |                 |
| <i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 20%               |                          |                       | 2036                      | * *                   |                    |                       |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Warehouse</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 50%               |                          |                       | 2036                      | * *                   | 1                  |                       |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exit, Service  | 50%               |                          |                       | 2036                      | * *                   | 1                  |                       |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 100%              |                          |                       | 2036                      | * *                   | 10                 | \$500                 |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2036                      | * *                   | 1                  | \$57,700              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cctv Surveillance Cameras</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 100%              |                          |                       | 2036                      | * *                   | 1-3                | \$98,000              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Recently Installed; Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1**

**Asset # : 2143**

| <b>Mechanical</b>  | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|--|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Energy Source  |                       |                          |                           |                |                       |                    |                       |                 |
| Natural Gas  | 100%                  |                          |                           | 2052           | **                    | 1                  |                       |                 |
| Conversion Equipment   |                       |                          |                           |                |                       |                    |                       |                 |
| Furnace  | 100%                  |                          |                           | 2036           | **                    | 1                  | \$76,100              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : 1 Big Unit In Warehouse, 2 Units On Roof</i>     |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : 3 Package Units</i>                           |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Air Conditioning</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Energy Source  |                       |                          |                           |                |                       |                    |                       |                 |
| Electricity  | 100%                  |                          |                           | 2048           | **                    | 1                  |                       |                 |
| Conversion Equipment   |                       |                          |                           |                |                       |                    |                       |                 |
| Reciprocating Compr/Chiller                                    | 90%                   |                          |                           | 2036           | **                    | 1                  | \$64,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : 30 Units, R-404a</i>                          |                       |                          |                           |                |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling                                 | 10%                   |                          |                           | 2036           | **                    | 2                  | \$900                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : 2 Package Units, R-410a</i>                   |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Terminal Devices</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Fan Coil - Cooling   | 90%                   |                          |                           | 2036           | **                    | 1                  | \$44,800              |                 |
| Fan Coil - Cool/Heat   | 10%                   |                          |                           | 2036           | **                    | 1                  | \$5,000               |                 |
| <b>Heat Rejection</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Air Condenser Unit   | 90%                   |                          |                           | 2036           | **                    | 2                  | \$96,500              |                 |
| No Component   | 10%                   |                          |                           |                |                       |                    |                       |                 |
| <b>Dehumidifier</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| No Component   | 90%                   |                          |                           |                |                       |                    |                       |                 |
| Generic  | 10%                   |                          |                           | 2031           | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>  |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : 2 Package Units</i>                           |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Ventilation</b>   |                       |                          |                           |                |                       |                    |                       |                 |
| Distribution   |                       |                          |                           |                |                       |                    |                       |                 |
| Ductwork/Diffusers   | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$85,900              |                 |
| Exhaust Fans   |                       |                          |                           |                |                       |                    |                       |                 |
| Roof   | 100%                  |                          |                           | 2026           | \$119,600             | 2                  | \$4,700               |                 |
| <b>Plumbing</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| H/C Water Piping   |                       |                          |                           |                |                       |                    |                       |                 |
| Brass/Copper   | 100%                  |                          |                           | 2036           | **                    | 1                  |                       |                 |
| Sanitary Piping  |                       |                          |                           |                |                       |                    |                       |                 |
| Cast Iron  | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |                 |
| Storm Drain Piping   |                       |                          |                           |                |                       |                    |                       |                 |
| Cast Iron  | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |                 |
| <b>Fixtures</b>  |                       |                          |                           |                |                       |                    |                       |                 |
| Generic  | 100%                  |                          |                           |                |                       |                    |                       |                 |

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT MARKET FRUIT AUCTION WHSE BLDGS 1**

**Asset # : 2143**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Fire Suppression Sprinkler   |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2056                      | * *                   | 1-2                | \$43,100              |                 |
| Fire Pump                    |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2041                      | * *                   | 1                  | \$28,800              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Office Building Mechanical Room</i>              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Located In Office Building</i>                |                       |                           |                       |                    |                       |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : JULIA DEBURGOS LATINO CULTURAL CENTER  
**Address** : 1680 LEXINGTON AVENUE @ E,106 ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0032.000 / 4338 **Yr Built/Renovated** : 1879 / 2003  
**Area Sq Ft** : 59,744 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 19-May-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,2,4,5  
**Block** : 1633 **Lot** : 13 **BIN** : 1051991

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,281,600           | \$274,800             |
| Interior Architecture | \$101,100             | \$62,900              |
| Electrical            | \$93,400              |                       |
| Mechanical            |                       | \$81,000              |
| <b>Total</b>          | <b>\$1,476,100</b>    | <b>\$418,800</b>      |
| Importance Code A     | \$1,281,600           | \$274,800             |
| Importance Code B     | \$156,300             | \$144,000             |
| Importance Code C     | \$38,200              |                       |
| <b>Total</b>          | <b>\$1,476,100</b>    | <b>\$418,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$64,000         | \$5,900         |                 |                 |
| Interior Architecture | \$37,400         | \$10,300        | \$1,700         | \$3,400         |
| Electrical            | \$1,100          | \$1,600         | \$1,100         | \$9,000         |
| Mechanical            | \$20,300         | \$12,700        | \$15,300        | \$33,700        |
| Elevators/Escalators  | \$4,900          | \$4,900         | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$127,700</b> | <b>\$35,400</b> | <b>\$23,000</b> | <b>\$51,000</b> |
| Importance Code A     | \$70,100         | \$11,900        | \$6,100         | \$6,200         |
| Importance Code B     | \$54,300         | \$23,400        | \$15,200        | \$44,800        |
| Importance Code C     | \$3,400          |                 | \$1,700         |                 |
| <b>Total</b>          | <b>\$127,700</b> | <b>\$35,400</b> | <b>\$23,000</b> | <b>\$51,000</b> |



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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**JULIA DEBURGOS LATINO CULTURAL CENTER**

**Asset # : 4338**

| Architecture   | 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   | 7%             |                   |                | LIFE               | **             | 5           | \$62,400       |          |
| Masonry: Brick   | 15%            |                   |                | LIFE               | **             | 5           | \$17,100       |          |
| Masonry: Brick   | 65%            | Now               | \$718,200      | LIFE               | **             | 5           | \$74,200       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : All Facades</i>  |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : At Window Openings And Corner Details</i>                |                |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Severe, Area Affected : 5%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 10%            | Now               | \$296,100      | LIFE               | **             | 5           | \$8,600        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : All Facades</i>  |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Above Main Entrance, Details Throughout</i>              |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : All Facades - 1st Floor Level</i>                        |                |                   |                |                    |                |             |                |          |
| Window Wall  | 3%             | Now               | \$8,800        | 2046               | **             | 5           | \$6,400        |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Base Frame Of Side Light Flanking Rear Entry Doors</i>   |                |                   |                |                    |                |             |                |          |
| Windows  |                |                   |                |                    |                |             |                |          |
| Aluminum   | 25%            |                   |                | 2042               | **             | 5           | \$8,100        |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 40%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Windows Were Installed In The Interior.</i>           |                |                   |                |                    |                |             |                |          |
| Wood   | 30%            | 2-4               | \$77,800       | 2034               | **             | 5           | \$48,400       | 2        |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Exterior Casing Throughout</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st And 2nd Floor Windows</i>                            |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Custom Curve</i>                                      |                |                   |                |                    |                |             |                |          |
| Wood   | 45%            | Now               | \$87,100       | 2034               | **             | 5           | \$72,600       | 1        |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Exterior Casing Throughout</i>                           |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**JULIA DEBURGOS LATINO CULTURAL CENTER**

**Asset # : 4338**

| Architecture   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |          |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>  |                |                      |                |                    |                |                |                |          |
| <b>Parapets</b>  |                |                      |                |                    |                |                |                |          |
| Masonry: Brick   | 25%            | 0-2                  | \$6,400        | LIFE               | **             | 5              | \$2,100        |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>                  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Metal Cornice  | 70%            | Now                  | \$18,400       | 2041               | **             |                |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>                  |                |                      |                |                    |                |                |                |          |
| <i>Location : South East Corner, 5th Floor Roof</i>                                  |                |                      |                |                    |                |                |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Location : South East Corner, 5th Floor Roof</i>                                  |                |                      |                |                    |                |                |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>                       |                |                      |                |                    |                |                |                |          |
| <i>Location : Various Locations</i>  |                |                      |                |                    |                |                |                |          |
| Slate  | 5%             | Now                  | \$50,400       | LIFE               | **             | 5              | \$400          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Location : Coping</i>   |                |                      |                |                    |                |                |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Location : Coping</i>   |                |                      |                |                    |                |                |                |          |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Coping</i>   |                |                      |                |                    |                |                |                |          |
| <b>Roof</b>  |                |                      |                |                    |                |                |                |          |
| Metal Panel  | 10%            |                      |                | 2039               | **             | 10             | \$5,900        |          |
| Modified Bitumen   | 87%            | Now                  | \$52,000       | 2031               | **             |                |                |          |
| <i>Alligatoring, Extent : Moderate, Area Affected : 40%</i>                          |                |                      |                |                    |                |                |                |          |
| <i>Location : At Seams</i>   |                |                      |                |                    |                |                |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>                              |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| <i>Ponding, Extent : Light, Area Affected : 20%</i>                                  |                |                      |                |                    |                |                |                |          |
| <i>Location : 4th Floor Roofs</i>  |                |                      |                |                    |                |                |                |          |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Various Locations, 4th Floor Roof South Side, At Roof Penetrations</i> |                |                      |                |                    |                |                |                |          |
| Skylight, Metal/Glass  | 3%             | Now                  | \$30,300       | 2036               | **             |                |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>                     |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Fifth Floor</i>   |                |                      |                |                    |                |                |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Fifth Floor</i>   |                |                      |                |                    |                |                |                |          |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**JULIA DEBURGOS LATINO CULTURAL CENTER**

**Asset # : 4338**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$20,100              |                 |
| Ceramic Tile   | 5%                |                          |                       | 2029                      | **                    | 5                  | \$4,600               |                 |
| Mosaic Tile  | 2%                | 4+                       | \$2,400               | 2031                      | **                    | 5                  | \$2,300               |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry Foyer</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Quarry Tile  | 5%                |                          |                       | 2039                      | **                    | 5                  | \$6,900               |                 |
| Sheet Vinyl/Rubber   | 5%                |                          |                       | 2031                      | **                    | 5                  | \$6,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Stair</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Stair Treads And Platforms</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood   | 73%               |                          |                       | 2041                      | **                    | 5                  | \$125,900             |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 5%                | 4+                       | \$3,400               | 2029                      | **                    | 5                  | \$2,900               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Base Tiles, Main Stair</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 3%                |                          |                       | 2035                      | **                    | 5                  | \$3,400               |                 |
| Concrete Masonry Unit  | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$900                 |                 |
| Glass Block  | 2%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board   | 35%               |                          |                       | LIFE                      | **                    | 5                  | \$24,000              |                 |
| Masonry: Brick   | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Masonry: Brick   | 8%                | 4+                       | \$38,200              | LIFE                      | **                    |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairwells And Basement</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations, Basement Walls</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 35%               |                          |                       | LIFE                      | **                    | 5                  | \$12,000              |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 10%               |                          |                       | 2039                      | **                    | 5                  | \$9,200               |                 |
| Embossed Metal   | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$29,000              |                 |
| Exposed Concrete   | 5%                | Now                      | \$31,600              | LIFE                      | **                    | 5                  | \$700                 |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beams In Basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beams In Basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$17,200              |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2046                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 800 Amps And One 400 Amps Main Disconnect Switch</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
JULIA DEBURGOS LATINO CULTURAL CENTER**

**Asset # : 4338**

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |   |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                   |   |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%              |   |                       | 2046                      | **                    | 5                  | \$300                 |                 |
| Raceway                      |                   |   |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%              |   |                       | 2046                      | **                    | 1                  |                       |                 |
| Panelboards                  |                   |   |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 10%               |   |                       | 2042                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs             | 90%               |   |                       | 2042                      | **                    | 5                  | \$1,400               |                 |
| Wiring                       |                   |   |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%              |   |                       | 2046                      | **                    | 1                  |                       |                 |
| Motor Controllers            |                   |   |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |   |                       | 2039                      | **                    | 5                  | \$400                 |                 |
| <b>Ground</b>                |                   |   |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | LIFE                      | **                    | 5                  | \$900                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Water Main</i>                                   |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 95%               |   |                       | 2031                      | **                    | 10                 | \$53,500              |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-8 And T-5 Lamps</i>                            |                       |                           |                       |                    |                       |                 |
| Incandescent                 | 5%                |   |                       | 2021                      |                       | 2                  | \$100                 |                 |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |   |                       | 2031                      | **                    | 10                 | \$7,400               |                 |
| Exit, Service                | 50%               |   |                       | 2031                      | **                    | 1                  |                       |                 |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| HID                          | 100%              |   |                       | 2031                      | **                    | 10                 | \$200                 |                 |
| <b>Alarm</b>                 |                   |   |                       |                           |                       |                    |                       |                 |
| Security System              |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 20%               |   |                       | 2031                      | **                    | 1                  | \$4,500               |                 |
| Fire/Smoke Detection         |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |   |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 20%               |   |                       | 2034                      | **                    | 1-3                | \$7,400               |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Fuel Oil No 2                | 100%              |                          |                       | 2036                      | **                    | 5                  | \$19,000              |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**JULIA DEBURGOS LATINO CULTURAL CENTER**

**Asset # : 4338**

| <b>Mechanical</b>   | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b> |
|---|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> |                 |
| <b>Heating</b>  |                       |                          |                           |                |                       |                    |                 |
| Conversion Equipment<br>Steam Boiler                                | 100%                  |                          |                           | 2039           | **                    | 1                  | \$60,900        |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                          |                           |                |                       |                    |                 |
| <i>Location : Basement</i>  |                       |                          |                           |                |                       |                    |                 |
| <i>Explanation : 1 Unit</i>   |                       |                          |                           |                |                       |                    |                 |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Distribution<br>Steam Piping/Pump                                   | 100%                  |                          |                           | 2052           | **                    | 4                  | \$3,000         |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                 |
| <i>Location : Throughout</i>  |                       |                          |                           |                |                       |                    |                 |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Terminal Devices<br>Convectror/Radiator                             | 100%                  |                          |                           | 2043           | **                    | 1                  | \$19,900        |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                 |
| <i>Location : Throughout</i>  |                       |                          |                           |                |                       |                    |                 |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| <b>Air Conditioning</b>   |                       |                          |                           |                |                       |                    |                 |
| Energy Source<br>Electricity  | 100%                  |                          |                           | 2034           | **                    | 1                  |                 |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Conversion Equipment<br>Reciprocating<br>Compr/Chiller              | 10%                   |                          |                           | 2026           | \$22,300              | 1                  | \$2,900         |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>        |                       |                          |                           |                |                       |                    |                 |
| <i>Location : Outside</i>   |                       |                          |                           |                |                       |                    |                 |
| Window/Wall Unit<br>No Component                                    | 60%<br>30%            |                          |                           | 2024           | \$81,000              | 1                  |                 |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Terminal Devices<br>No Component<br>Not Accessible                  | 90%<br>10%            |                          |                           |                |                       |                    |                 |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Heat Rejection<br>Air Condenser Unit<br>No Component                | 10%<br>90%            |                          |                           | 2026           | \$9,200               | 2                  | \$4,300         |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| <b>Ventilation</b>  |                       |                          |                           |                |                       |                    |                 |
| Distribution<br>Ductwork/Diffusers<br>No Component                  | 30%<br>70%            |                          |                           | LIFE           | **                    | 2-5                | \$10,300        |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Exhaust Fans<br>Roof<br>No Component                                | 30%<br>70%            |                          |                           | 2031           | **                    | 2                  | \$600           |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| <b>Plumbing</b>   |                       |                          |                           |                |                       |                    |                 |
| H/C Water Piping<br>Brass/Copper                                    | 100%                  |                          |                           | 2036           | **                    | 1                  |                 |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Water Heater<br>Gas Fired<br>Gas Fired                              | 70%<br>30%            |                          |                           | 2025<br>2021   | \$10,700<br>\$4,600   | 2<br>2             | \$600<br>\$300  |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Sanitary Piping<br>Cast Iron  | 100%                  |                          |                           | LIFE           | **                    | 1                  |                 |
| <hr/>   |                       |                          |                           |                |                       |                    |                 |
| Sump Pump(s)<br>Submersible   | 100%                  |                          |                           | 2018           | \$7,200               | 4                  | \$2,500         |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
JULIA DEBURGOS LATINO CULTURAL CENTER**

**Asset # : 4338**

| <b>Mechanical</b>                    | <b>Current Repair</b> |  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       | <b>Priority</b> |
|--------------------------------------|-----------------------|--|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b>                                   | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>                      |                       |  |                       |                           |                       |                        |                       |                 |
| Backflow Preventer                   |                       |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |  |                       | 2031                      | * *                   | 1                      | \$3,700               |                 |
| <b>Fixtures</b>                      |                       |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |  |                       |                           |                       |                        |                       |                 |
| <b>Vertical Transport</b>            |                       |  |                       |                           |                       |                        |                       |                 |
| <b>Elevators</b>                     |                       |  |                       |                           |                       |                        |                       |                 |
| Hydraulic                            | 100%                  |  |                       | LIFE                      | * *                   |                        |                       |                 |
|                                      |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : C-4</i>  |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Explanation : 1 Unit</i>                                    |                       |                           |                       |                        |                       |                 |
| <b>Fire Suppression</b>              |                       |  |                       |                           |                       |                        |                       |                 |
| <b>Standpipe</b>                     |                       |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |  |                       | 2046                      | * *                   | 1-5                    | \$31,000              |                 |
| <b>Sprinkler</b>                     |                       |  |                       |                           |                       |                        |                       |                 |
| No Component                         | 80%                   |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 20%                   |  |                       | 2036                      | * *                   | 1-2                    | \$3,500               |                 |
| <b>Fire Pump</b>                     |                       |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |  |                       | 2029                      | * *                   | 1                      | \$11,500              |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **KINGSBRIDGE ARMORY**  
 Address : **29 WEST KINGSBRIDGE ROAD @ JEROME AVE**  
 Borough : **BRONX** Agency's Number : **FX011**  
 Program / Asset # : **DHS0074.000 / 4446** Yr Built/Renovated : **1917 / 2004**  
 Area Sq Ft : **555,400** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **18-May-2015** Landmark Status : **NONE**  
 Areas Surveyed : **Basement, Sub Basement, Roof, Floors 1,2,3**  
 Block : **3247** Lot : **2** BIN : **2098784**

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,624,400           | \$2,042,900           |
| Interior Architecture | \$16,558,800          | \$1,672,100           |
| Electrical            | \$3,786,600           | \$200,000             |
| Mechanical            | \$13,677,400          | \$591,900             |
| <b>Total</b>          | <b>\$38,647,300</b>   | <b>\$4,506,900</b>    |
| Importance Code A     | \$6,105,500           | \$2,042,900           |
| Importance Code B     | \$31,233,400          | \$2,464,100           |
| Importance Code C     | \$1,308,400           |                       |
| <b>Total</b>          | <b>\$38,647,300</b>   | <b>\$4,506,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>   | <b>FY 2020</b>   | <b>FY 2021</b>   |
|-----------------------|-----------------|------------------|------------------|------------------|
| Exterior Architecture |                 |                  |                  |                  |
| Interior Architecture |                 | \$8,400          |                  | \$13,600         |
| Electrical            | \$73,000        | \$39,700         | \$40,800         | \$41,500         |
| Mechanical            | \$12,900        | \$76,000         | \$90,100         | \$82,500         |
| <b>Total</b>          | <b>\$85,800</b> | <b>\$124,100</b> | <b>\$130,900</b> | <b>\$137,700</b> |
| Importance Code A     |                 | \$55,300         | \$52,700         | \$55,300         |
| Importance Code B     | \$85,800        | \$68,800         | \$78,200         | \$82,400         |
| Importance Code C     |                 |                  |                  |                  |
| <b>Total</b>          | <b>\$85,800</b> | <b>\$124,100</b> | <b>\$130,900</b> | <b>\$137,700</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**KINGSBRIDGE ARMORY**  
**Asset # : 4446**

| Architecture   | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority       |          |
|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior   |                |                   |                    |         |                |             |                |          |
| Exterior Walls   |                |                   |                    |         |                |             |                |          |
| Cast Stone/Terra Cotta   | 5%             |                   |                    | LIFE    | **             | 5           | \$349,300      |          |
| Copper/Terne   | 5%             |                   |                    | 2046    | **             | 10          | \$104,800      |          |
| Fiberglass Panel   | 7%             | 0-2               | \$447,200          | 2041    | **             | 5           | \$117,400      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                |                   |                    |         |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                    |         |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>    |                |                   |                    |         |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                    |         |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                |                   |                    |         |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                    |         |                |             |                |          |
| <i>Explanation : Corrugated Panels</i>                                 |                |                   |                    |         |                |             |                |          |
| Masonry: Brick   | 80%            | 0-2               | \$2,107,900        | LIFE    | **             | 5           | \$715,300      |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>           |                |                   |                    |         |                |             |                |          |
| <i>Location : North And East Elevations</i>                            |                |                   |                    |         |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>       |                |                   |                    |         |                |             |                |          |
| <i>Location : South West Facade</i>                                    |                |                   |                    |         |                |             |                |          |
| <i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>                |                |                   |                    |         |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                    |         |                |             |                |          |
| Metal Coiling Doors  | 3%             |                   |                    | 2031    | **             | 5           | \$83,800       |          |
| Windows  |                |                   |                    |         |                |             |                |          |
| Aluminum   | 25%            |                   |                    | 2042    | **             | 5           | \$15,100       |          |
| Wood   | 75%            | 2-4               | \$1,238,200        | 2051    | **             | 5           | \$225,800      |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>        |                |                   |                    |         |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                    |         |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |                |                   |                    |         |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                    |         |                |             |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>           |                |                   |                    |         |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                    |         |                |             |                |          |
| Parapets   |                |                   |                    |         |                |             |                |          |
| Cast Stone/Terra Cotta   | 5%             |                   |                    | LIFE    | **             | 5           | \$89,500       |          |
| Masonry: Brick   | 95%            | 4+                | \$247,700          | LIFE    | **             | 5           | \$219,600      |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>           |                |                   |                    |         |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                    |         |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**KINGSBRIDGE ARMORY**  
**Asset # : 4446**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |            |                   |                |                    |                |             |                |          |
| Copper/Terne   | 7%         |                   |                | 2066               | **             | 10          | \$179,200      |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Turrets And Bands At Barrel Roof</i>                         |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 10%        | 0-2               | \$58,200       | 2031               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 25%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Over Second Floor (Flat Roof)</i>          |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>  |            |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Light, Area Affected : 10%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Flat Section Over Second Floor</i>                           |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 83%        | 0-2               | \$483,400      | 2031               | **             |             |                |          |
| <i>Ridging, Extent : Moderate, Area Affected : 35%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Base Of Barrel Vault Roof</i>                                |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 75%        | Now               | \$3,830,300    | LIFE               | **             | 5           | \$1,374,900    |          |
| <i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And 2nd Floor</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Drill Hall Floor And Mezzanine</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Old Lecture Hall, Boiler Room, Sub-basement</i>              |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 15%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Constant Running Water And Flooding</i>                   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 2%         |                   |                | 2029               | **             | 5           | \$16,800       |          |
| Steel Plate  | 5%         | Now               | \$3,734,000    | LIFE               | **             | 1           |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 13%        | Now               | \$904,600      | 2036               | **             | 3           | \$40,900       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Second Floor Offices And Throughout 2nd Floor In General</i> |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout 2nd Floor</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 9"x9" Tiles.</i>  |            |                   |                |                    |                |             |                |          |
| Wood   | 5%         | Now               | \$1,349,700    | 2066               | **             | 5           | \$39,300       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basketball Court, Bowling Alley</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**KINGSBRIDGE ARMORY**  
**Asset # : 4446**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$13,100              |                 |
| Gypsum Board   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$19,700              |                 |
| Masonry: Brick   | 65%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick   | 5%                | Now                      | \$748,300             | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basketball Court</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basketball Court</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 17%               | Now                      | \$523,500             | LIFE                      | **                    | 5                  | \$33,400              |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Areas.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Areas.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Second Floor And Basement.</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel Plate  | 3%                | Now                      | \$36,600              | LIFE                      | **                    | 5                  | \$11,800              |                 |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Columns At Loading Dock.</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 10%               | Now                      | \$397,200             | 2031                      | **                    | 5                  | \$41,900              |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 70%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 65%               | Now                      | \$3,423,400           | LIFE                      | **                    | 5                  | \$85,100              |                 |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Steel Members At Lower Levels</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Levels</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 8%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock Area And Various Basement Ceiling Locations</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Steel Members At Lower Levels</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster  | 25%               | Now                      | \$1,611,300           | LIFE                      | **                    | 5                  | \$130,900             |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Areas.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose/Delam Surface, Extent : Severe, Area Affected : 75%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Areas.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**KINGSBRIDGE ARMORY**  
**Asset # : 4446**

| Electrical               | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Under 600 Volts</b>   |   |                   |                |                    |                |             |                |          |
| Service Equipment        |   |                   |                |                    |                |             |                |          |
| Fused Disc Sw            | 100%  | Now               | \$41,000       | 2056               | **             | 5           | \$1,200        |          |
|                          | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                |                    |                |             |                |          |
|                          | <i>Location : Electrical Room.</i>                                |                   |                |                    |                |             |                |          |
|                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                |                    |                |             |                |          |
|                          | <i>Location : Electrical Room.</i>                                |                   |                |                    |                |             |                |          |
|                          | <i>Explanation : Rated At 950 Amperes.</i>                        |                   |                |                    |                |             |                |          |
| <hr/>                    |   |                   |                |                    |                |             |                |          |
| Transformers             |   |                   |                |                    |                |             |                |          |
| Dry Type                 | 100%  | Now               | \$15,400       | 2046               | **             | 5           | \$1,000        |          |
|                          | <i>Not in Service, Extent : Severe, Area Affected : 100%</i>      |                   |                |                    |                |             |                |          |
|                          | <i>Location : First Floor</i>                                     |                   |                |                    |                |             |                |          |
| <hr/>                    |   |                   |                |                    |                |             |                |          |
| Switchgear / Switchboard |   |                   |                |                    |                |             |                |          |
| Molded Case Bkrs         | 20%   |                   |                | 2026               | \$57,300       | 5           | \$2,900        |          |
| Molded Case Bkrs         | 80%   | Now               | \$229,100      | 2056               | **             | 5           | \$5,800        |          |
|                          | <i>On Extended Life, Extent : Severe, Area Affected : 80%</i>     |                   |                |                    |                |             |                |          |
|                          | <i>Location : First Floor</i>                                     |                   |                |                    |                |             |                |          |
| <hr/>                    |   |                   |                |                    |                |             |                |          |
| Raceway                  |   |                   |                |                    |                |             |                |          |
| Conduit                  | 20%   |                   |                | 2026               | \$13,200       | 1           |                |          |
| Conduit                  | 80%   | 0-2               | \$52,700       | 2056               | **             | 1           |                |          |
|                          | <i>Corroded, Extent : Moderate, Area Affected : 100%</i>          |                   |                |                    |                |             |                |          |
|                          | <i>Location : Basement</i>  |                   |                |                    |                |             |                |          |
| <hr/>                    |   |                   |                |                    |                |             |                |          |
| Panelboards              |   |                   |                |                    |                |             |                |          |
| Molded Case Bkrs         | 10%   |                   |                | 2034               | **             | 5           | \$1,500        |          |
| Molded Case Bkrs         | 20%   |                   |                | 2025               | \$35,000       | 5           | \$2,900        |          |
| Molded Case Bkrs         | 10%   |                   |                | 2025               | \$17,500       | 5           | \$1,500        |          |
| Molded Case Bkrs         | 60%   | Now               | \$105,100      | 2051               | **             | 5           | \$4,400        |          |
|                          | <i>On Extended Life, Extent : Severe, Area Affected : 60%</i>     |                   |                |                    |                |             |                |          |
|                          | <i>Location : First Floor And Throughout</i>                      |                   |                |                    |                |             |                |          |
|                          | <i>Aged Component, Extent : Severe, Area Affected : 100%</i>      |                   |                |                    |                |             |                |          |
|                          | <i>Location : Basement</i>  |                   |                |                    |                |             |                |          |
| <hr/>                    |   |                   |                |                    |                |             |                |          |
| Wiring                   |   |                   |                |                    |                |             |                |          |
| Braided Cloth            | 80%   | Now               | \$115,100      | 2051               | **             | 1           |                |          |
|                          | <i>Insulation Aged, Extent : Severe, Area Affected : 80%</i>      |                   |                |                    |                |             |                |          |
|                          | <i>Location : Basement</i>  |                   |                |                    |                |             |                |          |
| Thermoplastic            | 20%   |                   |                | 2026               | \$28,800       | 1           |                |          |
| <hr/>                    |   |                   |                |                    |                |             |                |          |
| Motor Controllers        |   |                   |                |                    |                |             |                |          |
| Locally Mounted          | 20%   |                   |                | 2024               | \$4,500        | 5           | \$700          |          |
| Locally Mounted          | 80%   | Now               | \$18,200       | 2046               | **             | 5           | \$1,500        |          |
|                          | <i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                          | <i>Location : Basement</i>  |                   |                |                    |                |             |                |          |
|                          | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                |                    |                |             |                |          |
|                          | <i>Location :</i>   |                   |                |                    |                |             |                |          |
| <hr/>                    |   |                   |                |                    |                |             |                |          |
| Ground                   |   |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**KINGSBRIDGE ARMORY**  
**Asset # : 4446**

| Electrical            | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Ground</b>         |   |                   |                |                    |                |             |                |          |
| Grounding Devices     |   |                   |                |                    |                |             |                |          |
| Generic               | 100%  | 0-2               | \$9,300        | LIFE               | **             | 5           | \$8,200        |          |
|                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : Basement</i>  |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Corroded</i>                                     |                   |                |                    |                |             |                |          |
| <b>Stand-by Power</b> |   |                   |                |                    |                |             |                |          |
| Transfer Switches     |   |                   |                |                    |                |             |                |          |
| Automatic             | 100%  | Now               | \$8,700        | 2046               | **             | 1           | \$153,800      |          |
|                       | <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                       | <i>Location : First Floor Electrical Room</i>                     |                   |                |                    |                |             |                |          |
| Generators            |   |                   |                |                    |                |             |                |          |
| Diesel                | 100%  | Now               | \$71,500       | 2041               | **             | 1           | \$193,600      |          |
|                       | <i>Engine Inoperable, Extent : Severe, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                       | <i>Location : First Floor</i>                                     |                   |                |                    |                |             |                |          |
| Batteries             |   |                   |                |                    |                |             |                |          |
| Lead/Acid             | 100%  | Now               | \$1,500        | 2021               | \$1,500        | 5           | \$10,300       |          |
|                       | <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                       | <i>Location : Generator Room</i>                                  |                   |                |                    |                |             |                |          |
| Fuel Storage          |   |                   |                |                    |                |             |                |          |
| Main Tank             | 100%  | Now               | \$66,200       | 2066               | **             | 5           | \$8,200        |          |
|                       | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                       | <i>Location : Corroded</i>  |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : 200 Gallons</i>                                  |                   |                |                    |                |             |                |          |
| <b>Lighting</b>       |   |                   |                |                    |                |             |                |          |
| Interior Lighting     |   |                   |                |                    |                |             |                |          |
| Fluorescent           | 15%   |                   |                | 2036               | **             | 10          | \$77,000       |          |
|                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout</i>                                      |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : T-8 Lamps</i>                                    |                   |                |                    |                |             |                |          |
| Fluorescent           | 85%   | Now               | \$1,017,800    | 2036               | **             |             |                |          |
|                       | <i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout</i>                                      |                   |                |                    |                |             |                |          |
| Egress Lighting       |   |                   |                |                    |                |             |                |          |
| Emergency, Battery    | 50%   | Now               | \$19,900       | 2036               | **             |             |                |          |
|                       | <i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                       | <i>Location : 1st Floor</i>                                       |                   |                |                    |                |             |                |          |
| Exit, Battery         | 50%   | Now               | \$39,700       | 2036               | **             |             |                |          |
|                       | <i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                       | <i>Location : 1st Floor</i>                                       |                   |                |                    |                |             |                |          |
| Exterior Lighting     |   |                   |                |                    |                |             |                |          |
| HID                   | 100%  | Now               | \$2,048,500    | 2036               | **             |             |                |          |
|                       | <i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                       | <i>Location : Outside Perimeter</i>                               |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**KINGSBRIDGE ARMORY**  
**Asset # : 4446**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 5%                |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Natural Gas  | 95%               |                          |                       | 2026                      | \$423,100             | 1                  |                       |                 |
| <i>Not in Service, Extent : Light, Area Affected : 95%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 95%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement.</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Gas Supply Has Been Shut Off.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater   | 5%                |                          |                       | 2021                      | \$120,400             | 2                  | \$13,000              |                 |
| Steam Boiler   | 95%               | Now                      | \$1,319,700           | 2046                      | **                    | 1                  | \$474,100             |                 |
| <i>Abandoned in Place, Extent : Severe, Area Affected : 95%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 95%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump  | 95%               | Now                      | \$1,682,400           | 2056                      | **                    | 4                  | \$26,200              |                 |
| <i>Abandoned in Place, Extent : Severe, Area Affected : 95%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 95%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Piping Cut Loose From Radiation And Broken Or Missing Throughout</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler  | 15%               | Now                      | \$442,200             | 2036                      | **                    | 1                  | \$46,700              |                 |
| <i>Abandoned in Place, Extent : Severe, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Air Handlers Severly Damaged With Steam Coils Cut Out</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 80%               | Now                      | \$5,896,500           | 2046                      | **                    | 1                  | \$130,200             |                 |
| <i>Abandoned in Place, Extent : Severe, Area Affected : 80%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 80%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Damaged Radiators / Many With Missing Or Broken Valves And Steam Traps Throughout</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 30%               | Now                      | \$629,900             | LIFE                      | **                    | 2-5                | \$93,700              |                 |
| <i>Abandoned in Place, Extent : Severe, Area Affected : 30%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**KINGSBRIDGE ARMORY**  
**Asset # : 4446**

| Mechanical                  | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Ventilation                 |   |                      |                |                    |                |                |                |          |
| Exhaust Fans                |   |                      |                |                    |                |                |                |          |
| Interior                    | 30%   | Now                  | \$6,400        | 2036               | **             | 2              | \$4,100        |          |
|                             | <i>Abandoned in Place, Extent : Severe, Area Affected : 30%</i>                                     |                      |                |                    |                |                |                |          |
|                             | <i>Location : Basement</i>  |                      |                |                    |                |                |                |          |
| No Component                | 70%   |                      |                |                    |                |                |                |          |
| Plumbing                    |   |                      |                |                    |                |                |                |          |
| H/C Water Piping            |   |                      |                |                    |                |                |                |          |
| Galv Iron/Steel             | 100%  | Now                  | \$1,633,000    | 2046               | **             | 1              |                |          |
|                             | <i>Corroded, Extent : Severe, Area Affected : 100%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |
|                             | <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>                                      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Other Observation, Extent : Severe, Area Affected : 30%</i>                                      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Piping Broken Or Missing</i>   |                      |                |                    |                |                |                |          |
| Water Heater                |   |                      |                |                    |                |                |                |          |
| Gas Fired                   | 100%  | Now                  | \$127,200      | 2026               | \$127,200      | 2              | \$6,500        |          |
|                             | <i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>                                    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Boiler Room</i>   |                      |                |                    |                |                |                |          |
|                             | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                                     |                      |                |                    |                |                |                |          |
|                             | <i>Location : Boiler Room.</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Boiler Room Flooded / No Hot Water Supplied To Any Fixtures.</i>                   |                      |                |                    |                |                |                |          |
| Sanitary Piping             |   |                      |                |                    |                |                |                |          |
| Cast Iron                   | 100%  | Now                  | \$1,187,700    | LIFE               | **             | 1              |                |          |
|                             | <i>Broken, Extent : Severe, Area Affected : 100%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Connections At Fixtures</i>   |                      |                |                    |                |                |                |          |
|                             | <i>Damaged, Extent : Severe, Area Affected : 80%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                                     |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Piping In Poor Condition / Most Has Been Out Of Service For An Extended Period</i> |                      |                |                    |                |                |                |          |
| Storm Drain Piping          |   |                      |                |                    |                |                |                |          |
| Cast Iron                   | 100%  |                      |                | LIFE               | **             | 1              |                |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Roof</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : All Piping Above Slabs Up To Roof Drains</i>                                       |                      |                |                    |                |                |                |          |
| Sump Pump(s)                |   |                      |                |                    |                |                |                |          |
| Submersible                 | 100%  | Now                  | \$6,500        | 2021               | \$6,500        | 4              | \$1,600        |          |
|                             | <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>                                    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Boiler Room And Basement</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Other Observation, Extent : Severe, Area Affected : 20%</i>                                      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Boiler Room And Basement</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Flooding Evident.</i>  |                      |                |                    |                |                |                |          |

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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
KINGSBRIDGE ARMORY  
Asset # : 4446**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Plumbing                     |                   |   |                       |                           |                       |                    |                       |                 |
| Fixtures                     |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout.</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 80%</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout.</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Broken/ Missing Fixtures.</i>                  |                       |                           |                       |                    |                       |                 |
| Fire Suppression             |                   |   |                       |                           |                       |                    |                       |                 |
| Sprinkler                    |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               | Now   | \$638,400             | 2056                      |                       | **                 | 1-2                   | \$13,600        |
|                              |                   | <i>Corroded, Extent : Severe, Area Affected : 10%</i>           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Loading Dock / Basement Storage</i>               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Loading Dock / Basement Storage</i>               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : System Not In Service / Main Valve Closed</i>  |                       |                           |                       |                    |                       |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW FULTON FISH MARKET  
**Address** : 800 FOOD CENTER DRIVE HUNTS POINT  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0035.000 / 13881 **Yr Built/Renovated** : 2005 /  
**Area Sq Ft** : 426,172 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,1M  
**Block** : 2780 **Lot** : 73 **BIN** : 2831981

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$657,600             | \$643,000             |
| Interior Architecture | \$2,193,500           | \$1,300,800           |
| Electrical            |                       | \$650,600             |
| Mechanical            | \$98,000              | \$244,900             |
| <b>Total</b>          | <b>\$2,949,100</b>    | <b>\$2,839,300</b>    |
| Importance Code A     | \$657,600             | \$698,000             |
| Importance Code B     | \$2,038,400           | \$1,993,100           |
| Importance Code C     | \$253,100             | \$148,200             |
| <b>Total</b>          | <b>\$2,949,100</b>    | <b>\$2,839,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>   | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Interior Architecture | \$37,400         |                 | \$17,600         | \$33,000        |
| Electrical            | \$15,800         | \$4,000         | \$7,000          | \$4,000         |
| Mechanical            | \$97,700         | \$54,500        | \$105,600        | \$54,500        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$158,800</b> | <b>\$66,400</b> | <b>\$138,100</b> | <b>\$99,500</b> |
| Importance Code A     | \$8,400          | \$9,600         | \$8,400          | \$9,600         |
| Importance Code B     | \$113,000        | \$56,700        | \$129,700        | \$84,000        |
| Importance Code C     | \$37,400         |                 |                  | \$5,800         |
| <b>Total</b>          | <b>\$158,800</b> | <b>\$66,400</b> | <b>\$138,100</b> | <b>\$99,500</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW FULTON FISH MARKET**  
**Asset # : 13881**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 85%            | Now               | \$158,200      | 2047               | **             | 5           | \$422,200      |          |
| <i>Deformed/Dented, Extent : Light, Area Affected : 15%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>   |                |                   |                |                    |                |             |                |          |
| <i>Seams Open/Split, Extent : Severe, Area Affected : 15%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : North East And South East Expansion Joints</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : At Expansion Joints At Perimeter Mezzanine Corridors</i>  |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 10%            | 4+                | \$73,400       | 2040               | **             | 5           | \$41,400       |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : At Framed Openings</i>  |                |                   |                |                    |                |             |                |          |
| Weathering Steel  | 5%             |                   |                | LIFE               | **             | 1           |                |          |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |          |
| Aluminum  | 100%           |                   |                | 2043               | **             | 5           |                |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 70%            | Now               | \$138,400      | 2040               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : At Roof Penetration (Exhaust Hood)</i>  |                |                   |                |                    |                |             |                |          |
| Spray-on Foam   | 30%            | Now               | \$287,600      | 2032               | **             | 5           | \$179,500      |          |
| <i>Blisters, Extent : Moderate, Area Affected : 30%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : At Expansion Joints, Cant Strip Where Flat Roof Meets Corrugated Roof, And Various Locations Above Mezzanine Corridor</i> |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Expansion Joint Failure</i>  |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 75%            | Now               | \$535,200      | LIFE               | **             | 5           | \$1,152,600    |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : At Expansion Joints - Mezzanine Level</i>   |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Service Area</i>  |                |                   |                |                    |                |             |                |          |
| <i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : At Trench Drains And Expansion Joints</i>   |                |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 2%             |                   |                | 2036               | **             | 5           | \$14,100       |          |
| Vinyl Tile  | 23%            | Now               | \$134,200      | 2032               | **             | 3           | \$60,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : At Expansion Joint Failures In Mezzanine Corridors And Throughout</i>   |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW FULTON FISH MARKET**  
**Asset # : 13881**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 2%                |                          |                       | 2036                      | **                    | 5                  | \$11,600              |                 |
| Concrete Masonry Unit   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$46,500              |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair S104</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiberglass Panel  | 48%               | Now                      | \$209,500             | LIFE                      | **                    |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office Walls Overlooking Warehouse Space</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Reinforced Fiberglass Panel</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass: Single Pane  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$87,200              |                 |
| Gypsum Board  | 30%               | Now                      | \$14,100              | LIFE                      | **                    | 5                  | \$104,600             |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Expansion Joints</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 5%                |                          |                       | 2040                      | **                    | 5                  | \$35,100              |                 |
| Exposed Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$87,800              |                 |
| Exposed Struc: Steel  | 85%               |                          |                       | LIFE                      | **                    | 10                 | \$1,194,300           |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Observed As Metal Decking</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Electrical</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | **                    | 5                  | \$1,800               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4 Main Disconnect Switches Rated At 3000 Amps Each</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2040                      | **                    | 5                  | \$1,600               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room And Electrical Closets</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Each Electrical Closets Consist Of 30kva &amp; 75 Kva Trnasformers</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2047                      | **                    | 5                  | \$1,800               |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2043                      | **                    | 5                  | \$500                 |                 |
| Molded Case Bkrs  | 95%               |                          |                       | 2043                      | **                    | 5                  | \$10,700              |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2047                      | **                    | 1                  |                       |                 |

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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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW FULTON FISH MARKET**  
**Asset # : 13881**

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts              |                   |   |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |                   |   |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |   |                       | 2040                      | **                    | 5                  | \$2,900               |                 |
| Ground                       |                   |   |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | LIFE                      | **                    | 5                  | \$12,500              |                 |
| Lighting                     |                   |   |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 40%               |   |                       | 2032                      | **                    | 10                 | \$156,300             |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Offices</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-8 Lamps</i>                                    |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 40%               |   |                       | 2035                      | **                    | 10                 | \$156,300             |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Interior Open Space</i>                             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-5 Lamps</i>                                    |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%               |   |                       | 2027                      | \$237,100             | 10                 | \$39,100              |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Entrances</i>                                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-12 Lamps</i>                                   |                       |                           |                       |                    |                       |                 |
| HID                          | 10%               |   |                       | 2032                      | **                    | 10                 | \$1,400               |                 |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 60%               |   |                       | 2032                      | **                    | 10                 | \$61,700              |                 |
| Exit, Service                | 40%               |   |                       | 2032                      | **                    | 1                  |                       |                 |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| HID                          | 100%              |   |                       | 2032                      | **                    | 10                 | \$1,300               |                 |
| Alarm                        |                   |   |                       |                           |                       |                    |                       |                 |
| Security System              |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |   |                       | 2032                      | **                    | 1                  | \$15,900              |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Public Spaces</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : C C T V Surveillance Cameras</i>                 |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 10%               |   |                       | 2032                      | **                    | 1-3                | \$26,300              |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                  | 3%                |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| Natural Gas                  | 97%               |                          |                       | 2047                      | **                    | 1                  |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW FULTON FISH MARKET**  
**Asset # : 13881**

| <b>Mechanical</b>              |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                 |   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment           |   |                          |                       |                           |                       |                    |                       |                 |
| Furnace                        | 40%   |                          |                       | 2032                      | **                    | 1                  | \$84,300              |                 |
|                                | <i>Other Observation, Extent : Light, Area Affected : 40%</i> |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Throughout</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Explanation : 35 Units</i>                                 |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater                 | 3%  |                          |                       | 2027                      | \$55,000              | 2                  | \$5,900               |                 |
|                                | <i>Other Observation, Extent : Light, Area Affected : 3%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Restrooms And Stairwell</i>                     |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Explanation : 10 Units</i>                                 |                          |                       |                           |                       |                    |                       |                 |
| No Component                   | 57%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>        |   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                  |   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                    | 100%  |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| Conversion Equipment           |   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller    | 60%   |                          |                       | 2032                      | **                    | 1                  | \$118,600             |                 |
|                                | <i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Other Observation, Extent : Light, Area Affected : 60%</i> |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Explanation : 17 Units</i>                                 |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling | 40%   |                          |                       | 2032                      | **                    | 2                  | \$10,400              |                 |
|                                | <i>Other Observation, Extent : Light, Area Affected : 40%</i> |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Location : Roof</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                | <i>Explanation : 35 Units</i>                                 |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices               |   |                          |                       |                           |                       |                    |                       |                 |
| Direct Expansion               | 60%   |                          |                       | 2032                      | **                    | 1                  |                       |                 |
| No Component                   | 40%   |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection                 |   |                          |                       |                           |                       |                    |                       |                 |
| Remote Air Cond                | 60%   |                          |                       | 2032                      | **                    | 2                  | \$178,100             |                 |
| No Component                   | 40%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>             |   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                   |   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers             | 40%   |                          |                       | LIFE                      | **                    | 2-5                | \$150,500             |                 |
| No Component                   | 60%   |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans                   |   |                          |                       |                           |                       |                    |                       |                 |
| Interior                       | 40%   |                          |                       | 2032                      | **                    | 2                  | \$5,200               |                 |
| Roof                           | 60%   |                          |                       | 2032                      | **                    | 2                  | \$7,800               |                 |
| <b>Plumbing</b>                |   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping               |   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                   | 100%  |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| Water Heater                   |   |                          |                       |                           |                       |                    |                       |                 |
| Electric                       | 5%  |                          |                       | 2025                      | \$3,200               | 4                  | \$100                 |                 |
| Gas Fired                      | 95%   |                          |                       | 2025                      | \$92,000              | 2                  | \$5,900               |                 |
| Sanitary Piping                |   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%  |                          |                       | LIFE                      | **                    | 1                  |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW FULTON FISH MARKET**  
**Asset # : 13881**

| <b>Mechanical</b>                    |                       | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       | <b>Priority</b> |
|--------------------------------------|-----------------------|--|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b>                                   | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Plumbing                             |                       |  |                       |                           |                       |                        |                       |                 |
| Fixtures                             |                       |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |  |                       |                           |                       |                        |                       |                 |
| Vertical Transport                   |                       |  |                       |                           |                       |                        |                       |                 |
| Elevators                            |                       |  |                       |                           |                       |                        |                       |                 |
| Hydraulic                            | 100%                  |  |                       | LIFE                      |                       |                        | * *                   |                 |
|                                      |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : I- M</i>   |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Explanation : 2 Units</i>                                   |                       |                           |                       |                        |                       |                 |
| Fire Suppression                     |                       |  |                       |                           |                       |                        |                       |                 |
| Standpipe                            |                       |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |  |                       | 2053                      |                       | * *                    | 1-5                   | \$214,900       |
| Sprinkler                            |                       |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |  |                       | 2053                      |                       | * *                    | 1-2                   | \$119,400       |
| Fire Pump                            |                       |  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |  |                       | 2040                      |                       | * *                    | 1                     | \$79,600        |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET BUILDING A  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.000 / 2146 **Yr Built/Renovated** : 1965 / 2001  
**Area Sq Ft** : 228,576 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2770 **Lot** : 1 **BIN** : 2109488

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,468,500           | \$345,900             |
| Interior Architecture | \$892,200             | \$1,455,300           |
| Electrical            | \$1,778,700           | \$4,448,100           |
| Mechanical            | \$129,400             | \$20,800              |
| <b>Total</b>          | <b>\$4,268,900</b>    | <b>\$6,270,000</b>    |
| Importance Code A     | \$1,566,800           | \$551,000             |
| Importance Code B     | \$2,399,300           | \$5,674,400           |
| Importance Code C     | \$302,700             | \$44,600              |
| <b>Total</b>          | <b>\$4,268,900</b>    | <b>\$6,270,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>   | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 |                  | \$31,200        |
| Interior Architecture | \$167,700        |                 |                  | \$13,700        |
| Electrical            | \$14,800         | \$20,600        | \$78,000         | \$1,400         |
| Mechanical            | \$3,700          | \$1,400         | \$41,600         |                 |
| <b>Total</b>          | <b>\$186,300</b> | <b>\$22,000</b> | <b>\$119,600</b> | <b>\$46,200</b> |
| Importance Code A     | \$3,300          | \$1,100         | \$33,500         | \$1,100         |
| Importance Code B     | \$148,500        | \$20,900        | \$86,100         | \$45,100        |
| Importance Code C     | \$34,500         |                 |                  |                 |
| <b>Total</b>          | <b>\$186,300</b> | <b>\$22,000</b> | <b>\$119,600</b> | <b>\$46,200</b> |



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**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING A**

**Asset # : 2146**

| Architecture   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior   |                |                      |                |                    |                |                |                |          |
| Exterior Walls   |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete   | 5%             | Now                  | \$121,500      | LIFE               | **             | 5              | \$55,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Loading Dock</i>   |                |                      |                |                    |                |                |                |          |
| Concrete Masonry Unit  | 25%            | Now                  | \$443,600      | LIFE               | **             | 5              | \$34,500       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : East Facade, West Facade</i>                             |                |                      |                |                    |                |                |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : East Facade, West Facade</i>                             |                |                      |                |                    |                |                |                |          |
| Metal Panel  | 35%            | Now                  | \$54,200       | 2045               | **             | 5              | \$144,800      |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Metal Coiling Doors  | 30%            |                      |                | 2030               | **             | 5              | \$206,800      |          |
| Weathering Steel   | 5%             |                      |                | LIFE               | **             | 1              |                |          |
| Windows  |                |                      |                |                    |                |                |                |          |
| Aluminum   | 100%           | Now                  | \$174,200      | 2033               | **             | 5              | \$42,600       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Roof   |                |                      |                |                    |                |                |                |          |
| Modified Bitumen   | 100%           | Now                  | \$571,700      | 2030               | **             |                |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Interior   |                |                      |                |                    |                |                |                |          |
| Floors   |                |                      |                |                    |                |                |                |          |
| Carpet   | 10%            | Now                  | \$133,200      | 2024               | \$443,900      | 3              | \$53,400       |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete   | 55%            | 0-2                  | \$99,500       | LIFE               | **             | 5              | \$428,400      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Ceramic Tile   | 5%             | Now                  | \$67,400       | 2034               | **             | 5              | \$8,900        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |
| Vinyl Tile   | 30%            | Now                  | \$266,100      | 2025               | \$887,000      | 3              | \$40,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>   |                |                      |                |                    |                |                |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING A**

**Asset # : 2146**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 5%                | 0-2                      | \$30,000              | 2028                      | **                    | 5                  | \$5,600               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 50%               | Now                      | \$241,600             | LIFE                      | **                    | 5                  | \$44,600              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board  | 10%               | 0-2                      | \$4,500               | LIFE                      | **                    | 5                  | \$13,400              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 35%               | Now                      | \$61,100              | LIFE                      | **                    | 5                  | \$23,400              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 20%               |                          |                       | 2038                      | **                    | 5                  | \$74,500              |                 |
| Exposed Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$5,800               |                 |
| Exposed Struc: Steel  | 45%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Plaster   | 25%               | 0-2                      | \$119,300             | LIFE                      | **                    | 5                  | \$58,200              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2025                      | \$205,200             | 5                  | \$6,000               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Closet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3- 1600 Amps Main Disconnect Switch For Sections A1, A2 And A3</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2023                      | \$15,400              | 5                  | \$800                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Closet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3- 75 Kva - One For Each Section A1, A2 And A3</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$525,000             | 5                  | \$1,000               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Closet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : All Switchgear Belongs To Tenant</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 95%               |                          |                       | 2025                      | \$584,900             | 1                  |                       |                 |
| Under Construction  | 5%                |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING A**

**Asset # : 2146**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2024                      | \$46,700              | 5                  | \$500                 |                 |
| Molded Case Bkrs  | 80%               |                          |                       | 2024                      | \$373,700             | 5                  | \$4,800               |                 |
| Under Construction  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 60%               | 2-4                      | \$570,900             | 2050                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 35%               |                          |                       | 2025                      | \$333,000             | 1                  |                       |                 |
| Under Construction  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2023                      | \$28,800              | 5                  | \$1,500               |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 80%               |                          |                       | 2030                      | **                    | 10                 | \$167,700             |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 15%               |                          |                       | 2030                      | **                    | 10                 | \$31,400              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 55%               |                          |                       | 2020                      | \$165,600             | 10                 | \$30,300              |                 |
| Exit, Service   | 40%               |                          |                       | 2020                      | \$29,800              | 1                  |                       |                 |
| Under Construction  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2020                      | \$843,000             | 10                 | \$700                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 10%               |                          |                       | 2025                      | \$67,500              | 1                  | \$8,500               |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 100%              |                          |                       | 2025                      | \$2,312,000           | 1-3                | \$140,900             |                 |

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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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**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING A**

**Asset # : 2146**

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                       |                          |   |                           |                       |                    |                       |                 |
| Energy Source                |                       |                          |   |                           |                       |                    |                       |                 |
| Electricity                  | 10%                   |                          |   | 2035                      | **                    | 1                  |                       |                 |
| Natural Gas                  | 10%                   |                          |   | 2035                      | **                    | 1                  |                       |                 |
| No Component                 | 80%                   |                          |   |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>  |                       |                          |   |                           |                       |                    |                       |                 |
| Furnace                      | 10%                   |                          |   | 2020                      | \$27,300              | 1                  | \$11,300              |                 |
|                              |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                           |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : 7 Utility Rooms, And 8 Stairways</i>                                      |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters</i>                             |                           |                       |                    |                       |                 |
| Radiant Heater               | 10%                   |                          |   | 2020                      | \$98,300              | 2                  | \$10,600              |                 |
|                              |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                           |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Hallway</i>   |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : 50 Electric Baseboard Radiants</i>                                     |                           |                       |                    |                       |                 |
| No Component                 | 80%                   |                          |   |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                            |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment</i> |                           |                       |                    |                       |                 |
| <b>Ventilation</b>           |                       |                          |   |                           |                       |                    |                       |                 |
| Distribution                 |                       |                          |   |                           |                       |                    |                       |                 |
| Ductwork/Diffusers           | 10%                   |                          |   | LIFE                      | **                    | 2-5                | \$12,700              |                 |
| No Component                 | 90%                   |                          |   |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>          |                       |                          |   |                           |                       |                    |                       |                 |
| Roof                         | 5%                    |                          |   | 2020                      | \$8,900               | 2                  | \$400                 |                 |
| No Component                 | 95%                   |                          |   |                           |                       |                    |                       |                 |
| <b>Plumbing</b>              |                       |                          |   |                           |                       |                    |                       |                 |
| H/C Water Piping             |                       |                          |   |                           |                       |                    |                       |                 |
| Brass/Copper                 | 100%                  |                          |   | 2035                      | **                    | 1                  |                       |                 |
| <b>Water Heater</b>          |                       |                          |   |                           |                       |                    |                       |                 |
| Gas Fired                    | 40%                   |                          |   | 2023                      | \$20,800              | 2                  | \$1,300               |                 |
|                              |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 40%</i>                           |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : 3 Utility Rooms</i>   |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : 3 Units</i>  |                           |                       |                    |                       |                 |
| Gas Fired                    | 60%                   |                          |   | 2018                      | \$31,200              | 2                  | \$2,000               |                 |
|                              |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 60%</i>                           |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : 4 Utility Rooms</i>   |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : 4 Units</i>  |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>       |                       |                          |   |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                  |                          |   | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>    |                       |                          |   |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                  |                          |   | LIFE                      | **                    | 1                  |                       |                 |
| <b>Fixtures</b>              |                       |                          |   |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                          |   |                           |                       |                    |                       |                 |

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

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET BUILDING B  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.010 / 2147 **Yr Built/Renovated** : 1965 / 2001  
**Area Sq Ft** : 228,576 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2770 **Lot** : 1 **BIN** : 2109493

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,192,500           | \$345,900             |
| Interior Architecture | \$647,200             | \$1,410,900           |
| Electrical            | \$1,564,400           | \$5,832,200           |
| Mechanical            | \$129,400             | \$20,800              |
| <b>Total</b>          | <b>\$3,533,600</b>    | <b>\$7,609,800</b>    |
| Importance Code A     | \$1,290,800           | \$551,000             |
| Importance Code B     | \$1,886,900           | \$7,009,700           |
| Importance Code C     | \$355,900             | \$49,000              |
| <b>Total</b>          | <b>\$3,533,600</b>    | <b>\$7,609,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>   | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$27,100         |                 |                  |                 |
| Interior Architecture | \$230,000        |                 |                  | \$31,200        |
| Electrical            | \$14,800         | \$20,900        | \$112,200        | \$13,700        |
| Mechanical            | \$3,700          | \$1,400         | \$14,400         | \$1,400         |
| <b>Total</b>          | <b>\$275,700</b> | <b>\$22,300</b> | <b>\$126,500</b> | <b>\$46,200</b> |
| Importance Code A     | \$30,400         | \$1,100         | \$6,300          | \$1,100         |
| Importance Code B     | \$216,700        | \$21,200        | \$120,300        | \$45,100        |
| Importance Code C     | \$28,600         |                 |                  |                 |
| <b>Total</b>          | <b>\$275,700</b> | <b>\$22,300</b> | <b>\$126,500</b> | <b>\$46,200</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING B**

**Asset # : 2147**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             | Now               | \$121,500      | LIFE               | **             | 5           | \$55,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 25%            | Now               | \$221,800      | LIFE               | **             | 5           | \$34,500       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade, East Facade</i>                             |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 35%            | Now               | \$27,100       | 2045               | **             | 5           | \$144,800      |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 30%            |                   |                | 2030               | **             | 5           | \$206,800      |          |
| Weathering Steel   | 5%             |                   |                | LIFE               | **             | 1           |                |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 100%           | Now               | \$174,200      | 2033               | **             | 5           | \$42,600       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 100%           | Now               | \$571,700      | 2030               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |
| Floors   |                |                   |                |                    |                |             |                |          |
| Carpet   | 10%            | Now               | \$177,500      | 2024               | \$443,900      | 3           | \$53,400       |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 55%            |                   |                | LIFE               | **             | 5           | \$428,400      |          |
| Ceramic Tile   | 5%             | 0-2               | \$67,400       | 2034               | **             | 5           | \$8,900        |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 30%            | Now               | \$177,400      | 2025               | \$887,000      | 3           | \$40,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING B**

**Asset # : 2147**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 5%                | Now                      | \$90,100              | 2028                      | **                    | 5                  | \$5,600               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 55%               | 0-2                      | \$265,800             | LIFE                      | **                    | 5                  | \$49,000              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board  | 15%               | 0-2                      | \$6,800               | LIFE                      | **                    | 5                  | \$20,100              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 25%               | 0-2                      | \$21,800              | LIFE                      | **                    | 5                  | \$16,700              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 25%               |                          |                       | 2030                      | **                    | 5                  | \$93,100              |                 |
| Exposed Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$5,800               |                 |
| Exposed Struc: Steel  | 55%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Plaster   | 10%               | Now                      | \$23,900              | LIFE                      | **                    | 5                  | \$23,300              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2025                      | \$205,200             | 5                  | \$6,000               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3- 1600 Amps Main Disconnect Switch For Sections B1, B2 And B3</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2023                      | \$15,400              | 5                  | \$800                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Closet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3- 75 Kva 480hv-208y/120lv - One For Each Section</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$525,000             | 5                  | \$1,000               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Closet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : All Switch Gear Belongs To Tenant</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2025                      | \$615,700             | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2024                      | \$46,700              | 5                  | \$500                 |                 |
| Molded Case Bkrs  | 90%               |                          |                       | 2024                      | \$420,400             | 5                  | \$5,400               |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING B**

**Asset # : 2147**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 60%               | 2-4                      | \$570,900             | 2050                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 40%               |                          |                       | 2025                      | \$380,600             | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2023                      | \$28,800              | 5                  | \$1,500               |                 |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 85%               |                          |                       | 2025                      | \$1,080,900           | 10                 | \$178,200             |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 15%               |                          |                       | 2030                      | **                    | 10                 | \$31,400              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2020                      | \$150,500             | 10                 | \$27,600              |                 |
| Emergency, Battery  | 10%               |                          |                       | 2030                      | **                    | 10                 | \$5,500               |                 |
| Exit, Service   | 40%               |                          |                       | 2020                      | \$29,800              | 1                  |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2020                      | \$843,000             | 10                 | \$700                 |                 |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 10%               |                          |                       | 2025                      | \$67,500              | 1                  | \$8,500               |                 |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 100%              |                          |                       | 2025                      | \$2,312,000           | 1-3                | \$140,900             |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                  | 10%               |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| Natural Gas                  | 10%               |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| 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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING B**

**Asset # : 2147**

| <b>Mechanical</b>                    |   | <b>Current Repair</b>        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       | <b>Priority</b> |
|--------------------------------------|---|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b>   | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                       |   |                              |                       |                           |                       |                        |                       |                 |
| Conversion Equipment                 |   |                              |                       |                           |                       |                        |                       |                 |
| Furnace                              | 10%   |                              |                       | 2025                      | \$27,300              | 1                      | \$11,300              |                 |
|                                      | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                           |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Location : 7 Utility Rooms, And 8 Stairways</i>                                      |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters</i>                             |                              |                       |                           |                       |                        |                       |                 |
| Radiant Heater                       | 10%   |                              |                       | 2020                      | \$98,300              | 2                      | \$10,600              |                 |
|                                      | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                           |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Location : Hallways</i>  |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Explanation : 50 Electric Baseboard Radiants</i>                                     |                              |                       |                           |                       |                        |                       |                 |
| No Component                         | 80%   |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                            |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Location : Throughout</i>  |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment</i> |                              |                       |                           |                       |                        |                       |                 |
| <b>Ventilation</b>                   |   |                              |                       |                           |                       |                        |                       |                 |
| Distribution                         |   |                              |                       |                           |                       |                        |                       |                 |
| Ductwork/Diffusers                   | 10%   |                              |                       | LIFE                      | * *                   | 2-5                    | \$12,700              |                 |
| No Component                         | 90%   |                              |                       |                           |                       |                        |                       |                 |
| Exhaust Fans                         |   |                              |                       |                           |                       |                        |                       |                 |
| Roof                                 | 5%  |                              |                       | 2020                      | \$8,900               | 2                      | \$400                 |                 |
| No Component                         | 95%   |                              |                       |                           |                       |                        |                       |                 |
| <b>Plumbing</b>                      |   |                              |                       |                           |                       |                        |                       |                 |
| H/C Water Piping                     |   |                              |                       |                           |                       |                        |                       |                 |
| Brass/Copper                         | 100%  |                              |                       | 2035                      | * *                   | 1                      |                       |                 |
| Water Heater                         |   |                              |                       |                           |                       |                        |                       |                 |
| Gas Fired                            | 40%   |                              |                       | 2023                      | \$20,800              | 2                      | \$1,300               |                 |
|                                      | <i>Other Observation, Extent : Light, Area Affected : 40%</i>                           |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Location : 3 Utility Rooms</i>   |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Explanation : 3 Units</i>  |                              |                       |                           |                       |                        |                       |                 |
| Gas Fired                            | 60%   |                              |                       | 2018                      | \$31,200              | 2                      | \$2,000               |                 |
|                                      | <i>Other Observation, Extent : Light, Area Affected : 60%</i>                           |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Location : 4 Utility Rooms</i>   |                              |                       |                           |                       |                        |                       |                 |
|                                      | <i>Explanation : 4 Units</i>  |                              |                       |                           |                       |                        |                       |                 |
| Sanitary Piping                      |   |                              |                       |                           |                       |                        |                       |                 |
| Cast Iron                            | 100%  |                              |                       | LIFE                      | * *                   | 1                      |                       |                 |
| Storm Drain Piping                   |   |                              |                       |                           |                       |                        |                       |                 |
| Cast Iron                            | 100%  |                              |                       | LIFE                      | * *                   | 1                      |                       |                 |
| Fixtures                             |   |                              |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%  |                              |                       |                           |                       |                        |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET BUILDING B-4  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.040 / 2150 **Yr Built/Renovated** : 1977 / 2001  
**Area Sq Ft** : 14,230 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$304,800             |                       |
| Interior Architecture | \$35,900              | \$47,300              |
| Electrical            | \$67,300              | \$285,000             |
| <b>Total</b>          | <b>\$408,000</b>      | <b>\$332,400</b>      |
| Importance Code A     | \$304,800             |                       |
| Importance Code B     | \$67,300              | \$332,400             |
| Importance Code C     | \$35,900              |                       |
| <b>Total</b>          | <b>\$408,000</b>      | <b>\$332,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$10,600        |                | \$9,000         |                |
| Interior Architecture |                 |                |                 |                |
| Electrical            | \$900           | \$1,300        | \$12,100        | \$900          |
| Mechanical            | \$100           | \$100          | \$2,500         | \$100          |
| <b>Total</b>          | <b>\$11,600</b> | <b>\$1,400</b> | <b>\$23,600</b> | <b>\$900</b>   |
| Importance Code A     | \$10,700        |                | \$9,100         |                |
| Importance Code B     | \$900           | \$1,300        | \$14,500        | \$900          |
| Importance Code C     |                 |                |                 |                |
| <b>Total</b>          | <b>\$11,600</b> | <b>\$1,400</b> | <b>\$23,600</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.*

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET BUILDING B-4**

**Asset # : 2150**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 10%               | Now                      | \$10,600              | LIFE                      | **                    | 5                  | \$9,600               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 60%               | Now                      | \$46,300              | LIFE                      | **                    | 5                  | \$7,200               |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Coiling Doors   | 30%               |                          |                       | 2030                      | **                    | 5                  | \$18,000              |                 |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers   | 75%               |                          |                       | 2028                      | **                    | 10                 | \$104,300             |                 |
| Steel   | 25%               | Now                      | \$113,600             | 2033                      | **                    | 5                  | \$34,800              |                 |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Modified Bitumen  | 100%              |                          |                       | 2030                      | **                    | 10                 | \$40,600              |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$47,300              |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 85%               | Now                      | \$35,900              | LIFE                      | **                    | 5                  | \$6,600               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel   | 15%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel  | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Metal Panel   | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$24,300              |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2025                      | \$4,700               | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1- 600 Amps Main Disconnect Switch</i>           |                   |                          |                       |                           |                       |                    |                       |                 |

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET BUILDING B-4**

**Asset # : 2150**

| <b>Electrical</b>            | <b>Current Repair</b>   |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                     | 100%  |                          |                       | 2023                      | \$15,400              | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 1- 25 Kva 480hv-208y/120lv</i>                         |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%  |                          |                       | 2025                      | \$95,500              | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Closet</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : All Switchgear Belongs To Tenant</i>                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%  |                          |                       | 2025                      | \$27,100              | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards                  |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 10%   |                          |                       | 2024                      | \$2,900               | 5                  |                       |                 |
| Molded Case Bkrs             | 90%   |                          |                       | 2024                      | \$26,300              | 5                  | \$300                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 70% Belongs To The Tenant</i>                          |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Wiring                       |   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%  |                          |                       | 2025                      | \$45,600              | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%  |                          |                       | 2023                      | \$28,800              | 5                  | \$100                 |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                |   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%  |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 85%   |                          |                       | 2020                      | \$67,300              | 10                 | \$11,100              |                 |
|                              | <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 70% Belongs To The Tenant</i>                          |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 15%   |                          |                       | 2020                      |                       | 10                 | \$100                 |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 60%   |                          |                       | 2025                      | \$11,200              | 10                 | \$2,100               |                 |
| Exit, Service                | 40%   |                          |                       | 2025                      | \$1,900               | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting            |   |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 100%  |                          |                       | 2035                      | **                    | 10                 |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |   |                          |                       |                           |                       |                    |                       |                 |
| Security System              |   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%   |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%   |                          |                       | 2025                      | \$4,200               | 1                  | \$500                 |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%  |                          |                       | 2025                      | \$143,900             | 1-3                | \$8,800               |                 |

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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING B-4**

**Asset # : 2150**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 5%                |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| Natural Gas  | 5%                |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace  | 5%                |                          |                       | 2025                      | \$800                 | 1                  | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Utility Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Unit, Gas Fired</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater   | 5%                |                          |                       | 2030                      | **                    | 2                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Restroom</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Electrical Unit</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 20%               |                          |                       | LIFE                      | **                    | 2-5                | \$1,600               |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 20%               |                          |                       | 2025                      | \$3,100               | 2                  | \$100                 |                 |
| Roof   | 5%                |                          |                       | 2025                      | \$600                 | 2                  |                       |                 |
| No Component   | 75%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 100%              |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric   | 100%              |                          |                       | 2020                      | \$2,200               | 4                  | \$100                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Utility Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : NEW YORK CITY TERMINAL MARKET BUILDING C  
 Address : HALLECK STREET  
 Borough : BRONX Agency's Number : N/A  
 Program / Asset # : DBS0021.020 / 2148 Yr Built/Renovated : 1965 / 2001  
 Area Sq Ft : 228,576 Project Type : ECONOMIC DEVELOPMENT  
 Date of Survey : 11-Jun-2014 Landmark Status : NONE  
 Areas Surveyed : Roof, Floors 1,2  
 Block : 2770 Lot : 1 BIN : 2109496

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,522,800           | \$345,900             |
| Interior Architecture | \$695,400             | \$1,455,300           |
| Electrical            | \$1,997,000           | \$4,573,100           |
| Mechanical            | \$150,200             |                       |
| <b>Total</b>          | <b>\$4,365,300</b>    | <b>\$6,374,300</b>    |
| Importance Code A     | \$1,621,100           | \$551,000             |
| Importance Code B     | \$2,450,300           | \$5,778,700           |
| Importance Code C     | \$294,000             | \$44,600              |
| <b>Total</b>          | <b>\$4,365,300</b>    | <b>\$6,374,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>   | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 |                  | \$31,200        |
| Interior Architecture | \$142,200        |                 |                  | \$13,700        |
| Electrical            | \$14,800         | \$20,900        | \$79,300         | \$1,100         |
| Mechanical            | \$4,000          | \$1,100         | \$41,900         |                 |
| <b>Total</b>          | <b>\$161,000</b> | <b>\$22,000</b> | <b>\$121,200</b> | <b>\$45,900</b> |
| Importance Code A     | \$3,300          | \$1,100         | \$31,000         | \$1,100         |
| Importance Code B     | \$148,700        | \$20,900        | \$90,200         | \$44,800        |
| Importance Code C     | \$9,000          |                 |                  |                 |
| <b>Total</b>          | <b>\$161,000</b> | <b>\$22,000</b> | <b>\$121,200</b> | <b>\$45,900</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.



**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING C**

**Asset # : 2148**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%             | Now               | \$121,500      | LIFE               | **             | 5           | \$55,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 25%            | Now               | \$443,600      | LIFE               | **             | 5           | \$34,500       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                              |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                              |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 35%            | Now               | \$108,500      | 2045               | **             | 5           | \$144,800      |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 30%            |                   |                | 2030               | **             | 5           | \$206,800      |          |
| Weathering Steel  | 5%             |                   |                | LIFE               | **             | 1           |                |          |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |          |
| Aluminum  | 100%           | Now               | \$174,200      | 2033               | **             | 5           | \$42,600       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 100%           | Now               | \$571,700      | 2030               | **             |             |                | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |                |                   |                |                    |                |             |                |          |
| Carpet  | 10%            | Now               | \$133,200      | 2024               | \$443,900      | 3           | \$53,400       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 55%            |                   |                | LIFE               | **             | 5           | \$428,400      |          |
| Ceramic Tile  | 5%             | 0-2               | \$67,400       | 2034               | **             | 5           | \$8,900        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 30%            | Now               | \$177,400      | 2025               | \$887,000      | 3           | \$40,100       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 50%            | 0-2               | \$241,600      | LIFE               | **             | 5           | \$44,600       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Gypsum Board  | 20%            | 0-2               | \$9,000        | LIFE               | **             | 5           | \$26,700       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Plaster   | 30%            | 0-2               | \$52,400       | LIFE               | **             | 5           | \$20,000       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING C**

**Asset # : 2148**

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

**Interior**

**Ceilings**

|                      |     |     |           |      |    |   |          |  |
|----------------------|-----|-----|-----------|------|----|---|----------|--|
| AcousTileSusp.Lay-In | 20% |     |           | 2030 | ** | 5 | \$74,500 |  |
| Exposed Concrete     | 10% |     |           | LIFE | ** | 5 | \$5,800  |  |
| Exposed Struc: Steel | 45% |     |           | LIFE | ** |   |          |  |
| Plaster              | 25% | 0-2 | \$119,300 | LIFE | ** | 5 | \$58,200 |  |

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

*Location : Throughout*

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

**Under 600 Volts**

**Service Equipment**

|               |      |  |  |      |           |   |         |  |
|---------------|------|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 100% |  |  | 2025 | \$205,200 | 5 | \$1,000 |  |
|---------------|------|--|--|------|-----------|---|---------|--|

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

*Location : Electrical Closet*

*Explanation : 3- 600 Amps Main Disconnect Switch For Sections C1, C2 And C3*

**Transformers**

|          |      |  |  |      |          |   |       |  |
|----------|------|--|--|------|----------|---|-------|--|
| Dry Type | 100% |  |  | 2023 | \$15,400 | 5 | \$800 |  |
|----------|------|--|--|------|----------|---|-------|--|

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

*Location : Electrical Room*

*Explanation : 1- 75 Kva 480hv-208y/120lv*

**Switchgear / Switchboard**

|               |      |  |  |      |           |   |         |  |
|---------------|------|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 100% |  |  | 2025 | \$525,000 | 5 | \$1,000 |  |
|---------------|------|--|--|------|-----------|---|---------|--|

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

*Location : Electrical Closet*

*Explanation : All Switchgear Belongs To Tenant*

**Raceway**

|         |      |  |  |      |           |   |  |  |
|---------|------|--|--|------|-----------|---|--|--|
| Conduit | 100% |  |  | 2025 | \$615,700 | 1 |  |  |
|---------|------|--|--|------|-----------|---|--|--|

**Panelboards**

|                  |     |  |  |      |           |   |         |  |
|------------------|-----|--|--|------|-----------|---|---------|--|
| Fused Disc Sw    | 10% |  |  | 2024 | \$46,700  | 5 | \$500   |  |
| Molded Case Bkrs | 90% |  |  | 2024 | \$420,400 | 5 | \$5,400 |  |

**Wiring**

|               |     |     |           |      |    |   |  |  |
|---------------|-----|-----|-----------|------|----|---|--|--|
| Braided Cloth | 60% | 2-4 | \$570,900 | 2050 | ** | 1 |  |  |
|---------------|-----|-----|-----------|------|----|---|--|--|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |           |   |  |  |
|---------------|-----|--|--|------|-----------|---|--|--|
| Thermoplastic | 40% |  |  | 2025 | \$380,600 | 1 |  |  |
|---------------|-----|--|--|------|-----------|---|--|--|

**Motor Controllers**

|                 |      |  |  |      |          |   |         |  |
|-----------------|------|--|--|------|----------|---|---------|--|
| Locally Mounted | 100% |  |  | 2023 | \$28,800 | 5 | \$1,500 |  |
|-----------------|------|--|--|------|----------|---|---------|--|

**Ground**

**Grounding Devices**

|                |      |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|
| Not Accessible | 100% |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|

**Lighting**

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING C**

**Asset # : 2148**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |                          |   |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                          |   |                           |                       |                    |                       |                 |
| Fluorescent                  | 20%               |                          |   | 2020                      | \$254,300             | 10                 | \$41,900              |                 |
|                              |                   |                          | <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout The Building</i>                               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout The Building</i>                               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                           |                       |                    |                       |                 |
| Fluorescent                  | 65%               |                          |   | 2030                      | * *                   | 10                 | \$136,300             |                 |
|                              |                   |                          | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout The Building</i>                               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout The Building</i>                               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                           |                       |                    |                       |                 |
| HID                          | 15%               |                          |   | 2020                      |                       | 10                 | \$1,100               |                 |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout The Building</i>                               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>       |                   |                          |   |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |                          |   | 2020                      | \$150,500             | 10                 | \$27,600              |                 |
| Emergency, Battery           | 10%               |                          |   | 2030                      | * *                   | 10                 | \$5,500               |                 |
| Exit, Service                | 40%               |                          |   | 2020                      | \$29,800              | 1                  |                       |                 |
| <b>Exterior Lighting</b>     |                   |                          |   |                           |                       |                    |                       |                 |
| HID                          | 100%              |                          |   | 2020                      | \$843,000             | 10                 | \$700                 |                 |
| <b>Alarm</b>                 |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Security System</b>       |                   |                          |   |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |   |                           |                       |                    |                       |                 |
| Generic                      | 10%               |                          |   | 2025                      | \$67,500              | 1                  | \$8,500               |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |   |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%              |                          |   | 2025                      | \$2,312,000           | 1-3                | \$140,900             |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                  | 10%               |                          |                       | 2035                      | * *                   | 1                  |                       |                 |
| Natural Gas                  | 10%               |                          |                       | 2035                      | * *                   | 1                  |                       |                 |
| 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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING C**

**Asset # : 2148**

| Mechanical            | Current Repair  |                   | Future Replacement |         | Maintenance    |             | Priority       |          |
|-----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>        |   |                   |                    |         |                |             |                |          |
| Conversion Equipment  |   |                   |                    |         |                |             |                |          |
| Furnace               | 10%   |                   |                    | 2020    | \$27,300       | 1           | \$11,300       |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                           |                   |                    |         |                |             |                |          |
|                       | <i>Location : 7 Utility Rooms, And 8 Stairways</i>                                      |                   |                    |         |                |             |                |          |
|                       | <i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters</i>                             |                   |                    |         |                |             |                |          |
| Radiant Heater        | 10%   |                   |                    | 2020    | \$98,300       | 2           | \$10,600       |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                           |                   |                    |         |                |             |                |          |
|                       | <i>Location : Hallway</i>   |                   |                    |         |                |             |                |          |
|                       | <i>Explanation : 50 Electric Baseboard Radiants</i>                                     |                   |                    |         |                |             |                |          |
| No Component          | 80%   |                   |                    |         |                |             |                |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                            |                   |                    |         |                |             |                |          |
|                       | <i>Location : Throughout</i>  |                   |                    |         |                |             |                |          |
|                       | <i>Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment</i> |                   |                    |         |                |             |                |          |
| <b>Ventilation</b>    |   |                   |                    |         |                |             |                |          |
| Distribution          |   |                   |                    |         |                |             |                |          |
| Ductwork/Diffusers    | 10%   |                   |                    | LIFE    | **             | 2-5         | \$12,700       |          |
| No Component          | 90%   |                   |                    |         |                |             |                |          |
| Exhaust Fans          |   |                   |                    |         |                |             |                |          |
| Roof                  | 5%  |                   |                    | 2020    | \$8,900        | 2           | \$400          |          |
| No Component          | 95%   |                   |                    |         |                |             |                |          |
| <b>Plumbing</b>       |   |                   |                    |         |                |             |                |          |
| H/C Water Piping      |   |                   |                    |         |                |             |                |          |
| Brass/Copper          | 100%  |                   |                    | 2035    | **             | 1           |                |          |
| Water Heater          |   |                   |                    |         |                |             |                |          |
| Gas Fired             | 100%  |                   |                    | 2020    | \$51,900       | 2           | \$3,300        |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                    |         |                |             |                |          |
|                       | <i>Location : 7 Utility Rooms</i>   |                   |                    |         |                |             |                |          |
|                       | <i>Explanation : 7 Units</i>  |                   |                    |         |                |             |                |          |
| Sanitary Piping       |   |                   |                    |         |                |             |                |          |
| Cast Iron             | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
| Storm Drain Piping    |   |                   |                    |         |                |             |                |          |
| Cast Iron             | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
| Fixtures              |   |                   |                    |         |                |             |                |          |
| Generic               | 100%  |                   |                    |         |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET BUILDING C-4  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.050 / 2127 **Yr Built/Renovated** : 1965 / 2001  
**Area Sq Ft** : 14,230 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** : 2109490

| CAPITAL               | FY 2018 - 2021   | FY 2022 - 2027   |
|-----------------------|------------------|------------------|
| Exterior Architecture | \$333,600        |                  |
| Interior Architecture |                  | \$47,300         |
| Electrical            | \$111,900        | \$285,000        |
| <b>Total</b>          | <b>\$445,500</b> | <b>\$332,400</b> |
| Importance Code A     | \$333,600        |                  |
| Importance Code B     | \$111,900        | \$332,400        |
| <b>Total</b>          | <b>\$445,500</b> | <b>\$332,400</b> |

| EXPENSE               | FY 2018         | FY 2019        | FY 2020         | FY 2021      |
|-----------------------|-----------------|----------------|-----------------|--------------|
| Exterior Architecture | \$10,600        |                | \$7,500         |              |
| Interior Architecture |                 |                |                 |              |
| Electrical            | \$10,200        | \$1,300        | \$16,700        | \$900        |
| Mechanical            | \$100           | \$100          | \$700           |              |
| <b>Total</b>          | <b>\$20,900</b> | <b>\$1,400</b> | <b>\$24,800</b> | <b>\$900</b> |
| Importance Code A     | \$10,700        |                | \$7,600         |              |
| Importance Code B     | \$10,200        | \$1,300        | \$17,200        | \$900        |
| Importance Code C     |                 |                |                 |              |
| <b>Total</b>          | <b>\$20,900</b> | <b>\$1,400</b> | <b>\$24,800</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET BUILDING C-4**  
**Asset # : 2127**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 5%                | Now                      | \$10,600              | LIFE                      | **                    | 5                  | \$4,800               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 70%               | Now                      | \$108,000             | LIFE                      | **                    | 5                  | \$8,400               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Southeast Corner</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corners</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Coiling Doors  | 25%               |                          |                       | 2030                      | **                    | 5                  | \$15,000              |                 |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Facade</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East Facade</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers  | 80%               |                          |                       | 2028                      | **                    | 10                 | \$111,300             |                 |
| Steel  | 20%               | Now                      | \$68,100              | 2033                      | **                    | 5                  | \$27,800              |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Modified Bitumen   | 100%              | Now                      | \$46,200              | 2030                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$47,300              |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$7,800               |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$700                 |                 |
| Exposed Struc: Steel   | 80%               |                          |                       | LIFE                      | **                    |                    |                       |                 |

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

Under 600 Volts

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING C-4**

**Asset # : 2127**

| <b>Electrical</b>            | <b>Current Repair</b>   |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%  |                          |                       | 2025                      | \$4,700               | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 1- 600 Amps Main Disconnect Switch</i>                 |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                     | 100%  |                          |                       | 2023                      | \$15,400              | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 1- 25 Kva 480hv-208y/120lv</i>                         |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%  |                          |                       | 2025                      | \$95,500              | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Closet</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : All Switchgear Belongs To Tenant</i>                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%  |                          |                       | 2025                      | \$27,100              | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards                  |   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 10%   |                          |                       | 2024                      | \$2,900               | 5                  |                       |                 |
| Molded Case Bkrs             | 90%   |                          |                       | 2024                      | \$26,300              | 5                  | \$300                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 70% Belongs To Tenant</i>                              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Wiring                       |   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%  |                          |                       | 2025                      | \$45,600              | 1                  |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%  |                          |                       | 2023                      | \$28,800              | 5                  | \$100                 |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                |   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |   |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%  | 0-2                      | \$9,300               | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 1st Floor</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Corroded</i>   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 75%   |                          |                       | 2020                      | \$59,400              | 10                 | \$9,800               |                 |
|                              | <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                               |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%   |                          |                       | 2030                      | **                    | 10                 | \$1,300               |                 |
|                              | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                               |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 15%   |                          |                       | 2020                      |                       | 10                 | \$100                 |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 10%   |                          |                       | 2030                      | **                    | 10                 | \$300                 |                 |
| Exit, Service                | 50%   |                          |                       | 2025                      | \$2,300               | 1                  |                       |                 |
| Exit, Service                | 40%   |                          |                       | 2025                      | \$1,900               | 1                  |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET BUILDING C-4**  
**Asset # : 2127**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| Exterior Lighting            |                   |                          |  |                           |                       |                    |                       |                 |
| HID                          | 100%              |                          |  | 2020                      | \$52,500              | 10                 |                       |                 |
| <b>Alarm</b>                 |                   |                          |  |                           |                       |                    |                       |                 |
| Security System              |                   |                          |  |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| Generic                      | 10%               |                          |  | 2020                      | \$4,200               | 1                  | \$500                 |                 |
| Fire/Smoke Detection         |                   |                          |  |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%              |                          |  | 2025                      | \$143,900             | 1-3                | \$8,800               |                 |
| <b>Mechanical</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |  |                           |                       |                    |                       |                 |
| Electricity                  | 5%                |                          |  | 2035                      | **                    | 1                  |                       |                 |
| Natural Gas                  | 5%                |                          |  | 2035                      | **                    | 1                  |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| Conversion Equipment         |                   |                          |  |                           |                       |                    |                       |                 |
| Furnace                      | 5%                |                          |  | 2025                      | \$800                 | 1                  | \$400                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Utility Room</i>                                 |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : One Unit, Gas Fired</i>                       |                           |                       |                    |                       |                 |
| Radiant Heater               | 5%                |                          |  | 2030                      | **                    | 2                  | \$300                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 5%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Restroom</i>                                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 1 Electrical Unit</i>                         |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| <b>Ventilation</b>           |                   |                          |  |                           |                       |                    |                       |                 |
| Exhaust Fans                 |                   |                          |  |                           |                       |                    |                       |                 |
| Roof                         | 5%                |                          |  | 2020                      | \$600                 | 2                  |                       |                 |
| No Component                 | 95%               |                          |  |                           |                       |                    |                       |                 |
| <b>Plumbing</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| H/C Water Piping             |                   |                          |  |                           |                       |                    |                       |                 |
| Brass/Copper                 | 100%              |                          |  | 2035                      | **                    | 1                  |                       |                 |
| Water Heater                 |                   |                          |  |                           |                       |                    |                       |                 |
| Electric                     | 100%              |                          |  | 2023                      | \$2,200               | 4                  | \$100                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Utility Room</i>                                 |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 1 Small Unit</i>                              |                           |                       |                    |                       |                 |
| Sanitary Piping              |                   |                          |  |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |  | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping           |                   |                          |  |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |  | LIFE                      | **                    | 1                  |                       |                 |
| Fixtures                     |                   |                          |  |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |  |                           |                       |                    |                       |                 |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET BUILDING D  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.030 / 2149 **Yr Built/Renovated** : 1965 / 2001  
**Area Sq Ft** : 231,054 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2770 **Lot** : 1 **BIN** : 2109499

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,823,400           | \$345,900             |
| Interior Architecture | \$602,700             | \$1,514,500           |
| Electrical            | \$1,883,900           | \$4,598,900           |
| Mechanical            | \$99,300              | \$52,500              |
| <b>Total</b>          | <b>\$4,409,400</b>    | <b>\$6,511,700</b>    |
| Importance Code A     | \$1,922,800           | \$551,000             |
| Importance Code B     | \$2,396,500           | \$5,916,200           |
| Importance Code C     | \$90,100              | \$44,600              |
| <b>Total</b>          | <b>\$4,409,400</b>    | <b>\$6,511,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>   | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  |                 |                  | \$28,500        |
| Interior Architecture | \$106,500        |                 |                  | \$13,800        |
| Electrical            | \$24,300         | \$21,100        | \$82,700         | \$1,800         |
| Mechanical            | \$3,400          | \$1,800         | \$41,700         | \$1,800         |
| <b>Total</b>          | <b>\$134,200</b> | <b>\$22,900</b> | <b>\$124,400</b> | <b>\$44,100</b> |
| Importance Code A     | \$3,300          | \$1,100         | \$33,900         | \$1,100         |
| Importance Code B     | \$130,900        | \$21,800        | \$90,500         | \$43,000        |
| Importance Code C     |                  |                 |                  |                 |
| <b>Total</b>          | <b>\$134,200</b> | <b>\$22,900</b> | <b>\$124,400</b> | <b>\$44,100</b> |



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

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING D**

**Asset # : 2149**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         | Now               | \$121,500      | LIFE               | **             | 5           | \$55,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 25%        | Now               | \$221,800      | LIFE               | **             | 5           | \$34,500       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                              |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 35%        | 0-2               | \$108,500      | 2045               | **             | 5           | \$144,800      |          |
| <i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 30%        |                   |                | 2030               | **             | 5           | \$206,800      |          |
| Weathering Steel  | 5%         |                   |                | LIFE               | **             | 1           |                |          |
| <b>Windows</b>  |            |                   |                |                    |                |             |                |          |
| Aluminum  | 100%       | Now               | \$696,600      | 2033               | **             | 5           | \$42,600       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <b>Roof</b>   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 100%       | Now               | \$571,700      | 2030               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |            |                   |                |                    |                |             |                |          |
| Carpet  | 8%         | Now               | \$106,500      | 2024               | \$355,100      | 3           | \$42,700       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 55%        | Now               | \$99,500       | LIFE               | **             | 5           | \$428,400      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         | Now               | \$67,400       | 2034               | **             | 5           | \$8,900        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 32%        | 0-2               | \$189,200      | 2025               | \$946,100      | 3           | \$42,700       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         | Now               | \$90,100       | 2028               | **             | 5           | \$5,600        |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 50%        |                   |                | LIFE               | **             | 5           | \$44,600       |          |
| Gypsum Board  | 20%        |                   |                | LIFE               | **             | 5           | \$26,700       |          |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5           | \$16,700       |          |

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.

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**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING D**

**Asset # : 2149**

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

**Interior**

**Ceilings**

|                      |     |     |           |      |    |   |          |  |
|----------------------|-----|-----|-----------|------|----|---|----------|--|
| AcousTileSusp.Lay-In | 20% |     |           | 2030 | ** | 5 | \$74,500 |  |
| Exposed Concrete     | 10% |     |           | LIFE | ** | 5 | \$5,800  |  |
| Exposed Struc: Steel | 45% |     |           | LIFE | ** |   |          |  |
| Plaster              | 25% | Now | \$119,300 | LIFE | ** | 5 | \$58,200 |  |

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

*Location : Throughout*

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

**Under 600 Volts**

**Service Equipment**

|                  |      |  |  |      |           |   |         |  |
|------------------|------|--|--|------|-----------|---|---------|--|
| Molded Case Bkrs | 100% |  |  | 2025 | \$205,200 | 5 | \$6,100 |  |
|------------------|------|--|--|------|-----------|---|---------|--|

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

*Location : Electrical Room*

*Explanation : 4- 600 Amps Main Disconnect Switch*

**Transformers**

|          |      |  |  |      |          |   |       |  |
|----------|------|--|--|------|----------|---|-------|--|
| Dry Type | 100% |  |  | 2023 | \$15,400 | 5 | \$800 |  |
|----------|------|--|--|------|----------|---|-------|--|

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

*Location : Electrical Room*

*Explanation : 1- 112.5 Kva And 3- 75 Kva*

**Switchgear / Switchboard**

|               |      |  |  |      |           |   |         |  |
|---------------|------|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 100% |  |  | 2025 | \$525,000 | 5 | \$1,000 |  |
|---------------|------|--|--|------|-----------|---|---------|--|

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

*Location : Electrical Closet*

*Explanation : All Switchgear Belongs To Tenant*

**Raceway**

|         |      |  |  |      |           |   |  |  |
|---------|------|--|--|------|-----------|---|--|--|
| Conduit | 100% |  |  | 2025 | \$615,700 | 1 |  |  |
|---------|------|--|--|------|-----------|---|--|--|

**Panelboards**

|               |     |  |  |      |          |   |       |  |
|---------------|-----|--|--|------|----------|---|-------|--|
| Fused Disc Sw | 10% |  |  | 2024 | \$46,700 | 5 | \$500 |  |
|---------------|-----|--|--|------|----------|---|-------|--|

|                  |     |  |  |      |           |   |         |  |
|------------------|-----|--|--|------|-----------|---|---------|--|
| Molded Case Bkrs | 90% |  |  | 2024 | \$420,400 | 5 | \$5,500 |  |
|------------------|-----|--|--|------|-----------|---|---------|--|

**Wiring**

|               |     |     |           |      |    |   |  |  |
|---------------|-----|-----|-----------|------|----|---|--|--|
| Braided Cloth | 60% | 2-4 | \$570,900 | 2050 | ** | 1 |  |  |
|---------------|-----|-----|-----------|------|----|---|--|--|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |           |   |  |  |
|---------------|-----|--|--|------|-----------|---|--|--|
| Thermoplastic | 40% |  |  | 2025 | \$380,600 | 1 |  |  |
|---------------|-----|--|--|------|-----------|---|--|--|

**Motor Controllers**

|                 |      |  |  |      |          |   |         |  |
|-----------------|------|--|--|------|----------|---|---------|--|
| Locally Mounted | 100% |  |  | 2023 | \$28,800 | 5 | \$1,600 |  |
|-----------------|------|--|--|------|----------|---|---------|--|

**Ground**

**Grounding Devices**

|         |      |     |         |      |    |   |         |  |
|---------|------|-----|---------|------|----|---|---------|--|
| Generic | 100% | 2-4 | \$9,300 | LIFE | ** | 5 | \$3,400 |  |
|---------|------|-----|---------|------|----|---|---------|--|

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

*Location : Water Main*

*Explanation : Corroded*

**Lighting**

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING D**

**Asset # : 2149**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 10%               |                          |                       | 2020                      | \$128,500             | 10                 | \$21,200              |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 75%               |                          |                       | 2030                      | * *                   | 10                 | \$158,900             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 15%               |                          |                       | 2020                      |                       | 10                 | \$1,100               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 70% Of Interior Lighting Belongs To Tenant</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2020                      | \$152,200             | 10                 | \$27,900              |                 |
| Emergency, Battery  | 10%               |                          |                       | 2030                      | * *                   | 10                 | \$5,600               |                 |
| Exit, Service   | 40%               |                          |                       | 2020                      | \$30,100              | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2020                      | \$852,200             | 10                 | \$700                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 10%               |                          |                       | 2025                      | \$68,300              | 1                  | \$8,600               |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 100%              |                          |                       | 2025                      | \$2,337,100           | 1-3                | \$142,400             |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                  | 10%               |                          |                       | 2035                      | * *                   | 1                  |                       |                 |
| Natural Gas                  | 10%               |                          |                       | 2035                      | * *                   | 1                  |                       |                 |
| No Component                 | 80%               |                          |                       |                           |                       |                    |                       |                 |

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

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**DEPT. OF SMALL BUSINESS SERV. - 801  
NEW YORK CITY TERMINAL MARKET BUILDING D**

**Asset # : 2149**

| Mechanical                  | Current Repair  |                      | Future Replacement |            | Maintenance    |                | Priority       |          |
|-----------------------------|---|----------------------|--------------------|------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| <b>Heating</b>              |   |                      |                    |            |                |                |                |          |
| Conversion Equipment        |   |                      |                    |            |                |                |                |          |
| Furnace                     | 10%   |                      |                    | 2020       | \$27,600       | 1              | \$11,400       |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                      |                    |            |                |                |                |          |
|                             | <i>Location : 7 Utility Rooms, And 8 Stairways</i>                                      |                      |                    |            |                |                |                |          |
|                             | <i>Explanation : 7 Gas Fired Furnaces, 8 Modine Heaters</i>                             |                      |                    |            |                |                |                |          |
| Radiant Heater              | 10%   |                      |                    | 2020       | \$99,300       | 2              | \$10,700       |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 20%</i>                           |                      |                    |            |                |                |                |          |
|                             | <i>Location : Hallway</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Explanation : 50 Electric Baseboard Radiants</i>                                     |                      |                    |            |                |                |                |          |
| No Component                | 80%   |                      |                    |            |                |                |                |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                            |                      |                    |            |                |                |                |          |
|                             | <i>Location :</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Explanation : Businesses Supply And Maintain Their Own Heating And A C Equipment</i> |                      |                    |            |                |                |                |          |
| <b>Ventilation</b>          |   |                      |                    |            |                |                |                |          |
| Distribution                |   |                      |                    |            |                |                |                |          |
| Ductwork/Diffusers          | 10%   |                      |                    | LIFE       | **             | 2-5            | \$12,900       |          |
| No Component                | 90%   |                      |                    |            |                |                |                |          |
| Exhaust Fans                |   |                      |                    |            |                |                |                |          |
| Roof                        | 5%  |                      |                    | 2020       | \$9,000        | 2              | \$400          |          |
| No Component                | 95%   |                      |                    |            |                |                |                |          |
| <b>Plumbing</b>             |   |                      |                    |            |                |                |                |          |
| H/C Water Piping            |   |                      |                    |            |                |                |                |          |
| Brass/Copper                | 100%  |                      |                    | 2035       | **             | 1              |                |          |
| Water Heater                |   |                      |                    |            |                |                |                |          |
| Gas Fired                   | 100%  |                      |                    | 2023       | \$52,500       | 2              | \$3,400        |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                      |                    |            |                |                |                |          |
|                             | <i>Location : 7 Utility Rooms</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Explanation : 7 Units</i>  |                      |                    |            |                |                |                |          |
| Sanitary Piping             |   |                      |                    |            |                |                |                |          |
| Cast Iron                   | 100%  |                      |                    | LIFE       | **             | 1              |                |          |
| Storm Drain Piping          |   |                      |                    |            |                |                |                |          |
| Cast Iron                   | 100%  |                      |                    | LIFE       | **             | 1              |                |          |
| Fixtures                    |   |                      |                    |            |                |                |                |          |
| Generic                     | 100%  |                      |                    |            |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.090 / 2128 **Yr Built/Renovated** : 1965 / 2001  
**Area Sq Ft** : 70,800 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** : 2109502

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$355,800             | \$39,500              |
| Interior Architecture | \$169,200             | \$260,400             |
| Electrical            | \$541,900             | \$1,199,100           |
| Mechanical            | \$153,100             | \$550,700             |
| <b>Total</b>          | <b>\$1,220,000</b>    | <b>\$2,049,800</b>    |
| Importance Code A     | \$355,800             | \$233,400             |
| Importance Code B     | \$864,200             | \$1,816,300           |
| <b>Total</b>          | <b>\$1,220,000</b>    | <b>\$2,049,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b>  | <b>FY 2020</b>   | <b>FY 2021</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$54,000         |                 | \$14,800         |                 |
| Interior Architecture | \$60,800         |                 | \$15,800         | \$6,000         |
| Electrical            | \$4,600          | \$6,500         | \$24,200         | \$4,200         |
| Mechanical            | \$54,800         | \$5,600         | \$59,700         | \$5,600         |
| <b>Total</b>          | <b>\$174,100</b> | <b>\$12,000</b> | <b>\$114,600</b> | <b>\$15,800</b> |
| Importance Code A     | \$61,800         | \$3,500         | \$18,500         | \$3,500         |
| Importance Code B     | \$78,400         | \$8,500         | \$96,100         | \$12,300        |
| Importance Code C     | \$34,000         |                 |                  |                 |
| <b>Total</b>          | <b>\$174,100</b> | <b>\$12,000</b> | <b>\$114,600</b> | <b>\$15,800</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE**  
**Asset # : 2128**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%             | Now               | \$14,500       | LIFE               | **             | 5           | \$6,600        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>   |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 25%            | Now               | \$26,500       | LIFE               | **             | 5           | \$4,100        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 35%            | Now               | \$13,000       | 2045               | **             | 5           | \$17,300       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 30%            |                   |                | 2045               | **             | 5-10        | \$54,400       |          |
| Weathering Steel   | 5%             |                   |                | LIFE               | **             | 1           |                |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 100%           | Now               | \$264,600      | 2033               | **             | 5           | \$16,200       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 100%           |                   |                | 2030               | **             | 10          | \$91,200       |          |
| <b>Interior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |                |                   |                |                    |                |             |                |          |
| Carpet   | 10%            | 0-2               | \$6,600        | 2024               | \$66,400       | 3           | \$8,000        |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 25%            |                   |                | LIFE               | **             | 5           | \$29,100       |          |
| Ceramic Tile   | 5%             | Now               | \$20,200       | 2034               | **             | 5           | \$1,300        |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 50%            | Now               | \$88,400       | 2025               | \$221,100      | 3           | \$10,000       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 10%            |                   |                | 2035               | **             | 3           | \$2,000        |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 20%            | Now               | \$22,700       | LIFE               | **             | 5           | \$2,100        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Gypsum Board   | 25%            |                   |                | LIFE               | **             | 5           | \$3,900        |          |
| Plaster  | 55%            | Now               | \$11,300       | LIFE               | **             | 5           | \$4,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE**

**Asset # : 2128**

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

Interior

Ceilings

|                      |     |     |          |      |    |   |          |
|----------------------|-----|-----|----------|------|----|---|----------|
| AcousTileConcealSpLn | 25% |     |          | 2030 | ** | 5 | \$30,300 |
| Exposed Concrete     | 10% |     |          | LIFE | ** | 5 | \$1,500  |
| Plaster              | 65% | Now | \$80,800 | LIFE | ** | 5 | \$39,400 |

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

*Location : Throughout*

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

Under 600 Volts

Service Equipment

|               |      |  |  |      |          |   |       |
|---------------|------|--|--|------|----------|---|-------|
| Fused Disc Sw | 100% |  |  | 2025 | \$38,400 | 5 | \$300 |
|---------------|------|--|--|------|----------|---|-------|

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

*Location : Electrical Room*

*Explanation : 3- 600 Amps Main Disconnect Switch*

Transformers

|          |      |  |  |      |          |   |       |
|----------|------|--|--|------|----------|---|-------|
| Dry Type | 100% |  |  | 2023 | \$15,400 | 5 | \$300 |
|----------|------|--|--|------|----------|---|-------|

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

*Location : Basement And Second Floor Electrical Closet*

*Explanation : 1- 225 Kva 480hv-208y/120lv And One 75 Kva 480hv-208y/120lv*

Switchgear / Switchboard

|               |      |  |  |      |           |   |       |
|---------------|------|--|--|------|-----------|---|-------|
| Fused Disc Sw | 100% |  |  | 2025 | \$167,000 | 5 | \$300 |
|---------------|------|--|--|------|-----------|---|-------|

Raceway

|         |      |  |  |      |           |   |  |
|---------|------|--|--|------|-----------|---|--|
| Conduit | 100% |  |  | 2025 | \$112,200 | 1 |  |
|---------|------|--|--|------|-----------|---|--|

Panelboards

|                  |     |  |  |      |           |   |         |
|------------------|-----|--|--|------|-----------|---|---------|
| Fused Disc Sw    | 10% |  |  | 2024 | \$11,700  | 5 | \$200   |
| Molded Case Bkrs | 90% |  |  | 2024 | \$105,100 | 5 | \$1,700 |

Wiring

|               |     |     |          |      |    |   |  |
|---------------|-----|-----|----------|------|----|---|--|
| Braided Cloth | 60% | 2-4 | \$90,400 | 2050 | ** | 1 |  |
|---------------|-----|-----|----------|------|----|---|--|

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|               |     |  |  |      |          |   |  |
|---------------|-----|--|--|------|----------|---|--|
| Thermoplastic | 40% |  |  | 2025 | \$60,300 | 1 |  |
|---------------|-----|--|--|------|----------|---|--|

Motor Controllers

|                 |      |  |  |      |          |   |       |
|-----------------|------|--|--|------|----------|---|-------|
| Locally Mounted | 100% |  |  | 2023 | \$28,800 | 5 | \$500 |
|-----------------|------|--|--|------|----------|---|-------|

Ground

Grounding Devices

|                |      |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|
| Not Accessible | 100% |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|

Lighting

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE**  
**Asset # : 2128**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                  | 80%               |                          |                       | 2030                      | * *                   | 10                 | \$51,900              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 20%               |                          |                       | 2020                      | \$78,800              | 10                 | \$13,000              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2020                      | \$46,600              | 10                 | \$8,500               |                 |
| Emergency, Battery  | 10%               |                          |                       | 2030                      | * *                   | 10                 | \$1,700               |                 |
| Exit, Service   | 40%               |                          |                       | 2020                      | \$9,200               | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2020                      | \$261,100             | 10                 | \$200                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 10%               |                          |                       | 2025                      | \$20,900              | 1                  | \$2,600               |                 |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 100%              |                          |                       | 2025                      | \$716,100             | 1-3                | \$43,600              |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas  | 100%              | Now                      | \$2,800               | 2035                      | * *                   | 1                  |                       |                 |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Gas Booster Pump, Basement Boiler Room</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler   | 100%              | Now                      | \$7,800               | 2023                      | \$155,500             | 1                  | \$31,500              |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Controler Needs To Be Replaced</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump  | 100%              | Now                      | \$34,700              | 2024                      | \$347,300             | 4                  | \$3,500               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Boiler Room</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 80%               |                          |                       | 2030                      | * *                   | 1                  | \$18,300              |                 |
| Unit Heater-Stm/HW   | 20%               |                          |                       | 2020                      | \$89,300              | 4                  | \$1,300               |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET BUILDING S.B. - SERVICE BRIDGE**

**Asset # : 2128**

| Mechanical                     | Current Repair   |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|--------------------------------|--|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type    | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning               |  |                      |                |                    |                |                |                |          |
| Energy Source                  |  |                      |                |                    |                |                |                |          |
| Electricity                    | 100%   |                      |                | 2033               | * *            | 1              |                |          |
| Conversion Equipment           |  |                      |                |                    |                |                |                |          |
| Exterior Pkg Unit -<br>Cooling | 15%  |                      |                | 2025               | \$47,900       | 2              | \$700          |          |
|                                | <i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i> |                      |                |                    |                |                |                |          |
|                                | <i>Location : Roof</i>                                       |                      |                |                    |                |                |                |          |
| Exterior Pkg Unit -<br>Cooling | 20%  | Now                  | \$63,800       | 2035               | * *            | 2              | \$700          |          |
|                                | <i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i> |                      |                |                    |                |                |                |          |
|                                | <i>Location : 3 Obsolete Units, Roof</i>                     |                      |                |                    |                |                |                |          |
| Window/Wall Unit               | 15%  |                      |                | 2020               | \$21,300       | 1              |                |          |
| No Component                   | 50%  |                      |                |                    |                |                |                |          |
| Ventilation                    |  |                      |                |                    |                |                |                |          |
| Distribution                   |  |                      |                |                    |                |                |                |          |
| Ductwork/Diffusers             | 35%  |                      |                | LIFE               | * *            | 2-5            | \$13,800       |          |
| No Component                   | 65%  |                      |                |                    |                |                |                |          |
| Exhaust Fans                   |  |                      |                |                    |                |                |                |          |
| Roof                           | 40%  |                      |                | 2020               | \$22,000       | 2              | \$900          |          |
| No Component                   | 60%  |                      |                |                    |                |                |                |          |
| Plumbing                       |  |                      |                |                    |                |                |                |          |
| H/C Water Piping               |  |                      |                |                    |                |                |                |          |
| Brass/Copper                   | 100%   |                      |                | 2035               | * *            | 1              |                |          |
| Water Heater                   |  |                      |                |                    |                |                |                |          |
| Gas Fired                      | 50%  |                      |                | 2020               | \$8,000        | 2              | \$500          |          |
| Gas Fired                      | 50%  |                      |                | 2023               | \$8,000        | 2              | \$500          |          |
| Sanitary Piping                |  |                      |                |                    |                |                |                |          |
| Cast Iron                      | 100%   |                      |                | LIFE               | * *            | 1              |                |          |
| Storm Drain Piping             |  |                      |                |                    |                |                |                |          |
| Cast Iron                      | 100%   |                      |                | LIFE               | * *            | 1              |                |          |
| Sump Pump(s)                   |  |                      |                |                    |                |                |                |          |
| Submersible                    | 100%   |                      |                | 2018               | \$6,500        | 4              | \$2,500        |          |
| Fixtures                       |  |                      |                |                    |                |                |                |          |
| Generic                        | 100%   |                      |                |                    |                |                |                |          |

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.110 / 2129 **Yr Built/Renovated** : 1965 / 2014  
**Area Sq Ft** : 1,444 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$51,200              |                       |
| <b>Total</b>          | <b>\$51,200</b>       |                       |
| Importance Code A     | \$51,200              |                       |
| <b>Total</b>          | <b>\$51,200</b>       |                       |

| <b>EXPENSE</b>        | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-----------------------|----------------|----------------|-----------------|----------------|
| Exterior Architecture |                |                |                 |                |
| Interior Architecture |                |                |                 |                |
| Electrical            |                |                | \$20,900        |                |
| Mechanical            |                |                |                 |                |
| <b>Total</b>          |                |                | <b>\$20,900</b> |                |
| Importance Code A     |                |                |                 |                |
| Importance Code B     |                |                | \$20,900        |                |
| <b>Total</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A**  
**Asset # : 2129**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 100%              | Now                      | \$51,200              | LIFE                      | **                    | 5                  | \$4,000               |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corners</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Windows  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers  | 100%              |                          |                       | 2028                      | **                    | 10                 |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof   |                   |                          |                       |                           |                       |                    |                       |                 |
| Single Ply Membrane  | 100%              |                          |                       | 2035                      | **                    | 10                 | \$4,100               |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Floors   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$4,700               |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 100%              |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker  | 100%              |                          |                       | 2025                      | \$4,700               | 5                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 3000 Amps Main Disconnect Switch Fed To Buildings A And B</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker  | 65%               |                          |                       | 2025                      | \$31,000              | 5                  |                       |                 |
| Molded Case Bkrs   | 35%               |                          |                       | 2025                      | \$16,700              | 5                  |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Busway   | 50%               |                          |                       | 2023                      | \$2,600               | 1                  |                       |                 |
| Conduit  | 50%               |                          |                       | 2025                      | \$2,600               | 1                  |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2024                      | \$7,300               | 5                  |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2025                      | \$6,500               | 1                  |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 100%              |                          |                       | 2020                      | \$14,300              | 10                 | \$1,300               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 100%              |                          |                       | 2020                      | \$5,300               | 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT A**  
**Asset # : 2129**

| <b>Mechanical</b> |                  | <b>Current Repair</b> |                  | <b>Future Replacement</b> |             | <b>Maintenance</b>    |              |                       |                 |
|-------------------|------------------|-----------------------|------------------|---------------------------|-------------|-----------------------|--------------|-----------------------|-----------------|
| <b>System</b>     | <b>Component</b> | <b>% of</b>           | <b>Fail Date</b> | <b>Estimated Cost</b>     | <b>Year</b> | <b>Estimated Cost</b> | <b>Cycle</b> | <b>Estimated Cost</b> | <b>Priority</b> |
|                   | <b>Type</b>      | <b>Total</b>          | <b>(Years)</b>   |                           | <b>FY</b>   |                       | <b>(Yrs)</b> |                       |                 |
| Ventilation       |                  |                       |                  |                           |             |                       |              |                       |                 |
|                   | Exhaust Fans     |                       |                  |                           |             |                       |              |                       |                 |
|                   | Roof             | 50%                   |                  |                           | 2030        | * *                   | 2            |                       |                 |
|                   | Wall Unit        | 50%                   |                  |                           | 2025        | \$1,100               | 2            |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.120 / 2289 **Yr Built/Renovated** : 1965 / 2014  
**Area Sq Ft** : 1,444 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| EXPENSE               | FY 2018         | FY 2019 | FY 2020         | FY 2021 |
|-----------------------|-----------------|---------|-----------------|---------|
| Exterior Architecture | \$25,600        |         |                 |         |
| Interior Architecture |                 |         |                 |         |
| Electrical            |                 |         | \$20,900        |         |
| Mechanical            |                 |         | \$1,100         |         |
| <b>Total</b>          | <b>\$25,600</b> |         | <b>\$22,000</b> |         |
| Importance Code A     | \$25,600        |         |                 |         |
| Importance Code B     |                 |         | \$22,000        |         |
| <b>Total</b>          | <b>\$25,600</b> |         | <b>\$22,000</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B**  
**Asset # : 2289**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 100%              | Now                      | \$25,600              | LIFE                      | **                    | 5                  | \$4,000               |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corners</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Windows  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers  | 100%              |                          |                       | 2028                      | **                    | 10                 |                       |                 |
| Roof   |                   |                          |                       |                           |                       |                    |                       |                 |
| Single Ply Membrane  | 100%              |                          |                       | 2035                      | **                    | 10                 | \$4,100               |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Floors   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$4,700               |                 |
| Interior Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 100%              |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| Ceilings   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Vault Area</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Electrical</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker  | 100%              |                          |                       | 2025                      | \$4,700               | 5                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 5000 Amps Main Disconnect Switch Fed To Buildings C And D</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker  | 65%               |                          |                       | 2025                      | \$31,000              | 5                  |                       |                 |
| Molded Case Bkrs   | 35%               |                          |                       | 2025                      | \$16,700              | 5                  |                       |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Busway   | 50%               |                          |                       | 2023                      | \$2,600               | 1                  |                       |                 |
| Conduit  | 50%               |                          |                       | 2025                      | \$2,600               | 1                  |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2024                      | \$7,300               | 5                  |                       |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2025                      | \$6,500               | 1                  |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 100%              |                          |                       | 2020                      | \$14,300              | 10                 | \$1,300               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 100%              |                          |                       | 2020                      | \$5,300               | 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT B**  
**Asset # : 2289**

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

## Ventilation

## Exhaust Fans

|           |     |  |  |      |         |   |  |  |
|-----------|-----|--|--|------|---------|---|--|--|
| Roof      | 50% |  |  | 2030 | * *     | 2 |  |  |
| Wall Unit | 50% |  |  | 2020 | \$1,100 | 2 |  |  |

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Side Wall Of The Vault*

*Explanation : One Unit*

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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.*



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.130 / 2290 **Yr Built/Renovated** : 1965 / 2014  
**Area Sq Ft** : 1,444 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** :

| CAPITAL           | FY 2018 - 2021 | FY 2022 - 2027  |
|-------------------|----------------|-----------------|
| Electrical        |                | \$38,200        |
| <b>Total</b>      |                | <b>\$38,200</b> |
| Importance Code B |                | \$38,200        |
| <b>Total</b>      |                | <b>\$38,200</b> |

| EXPENSE               | FY 2018         | FY 2019 | FY 2020         | FY 2021 |
|-----------------------|-----------------|---------|-----------------|---------|
| Exterior Architecture | \$25,600        |         |                 |         |
| Interior Architecture |                 |         |                 |         |
| Electrical            |                 |         | \$20,900        |         |
| Mechanical            |                 |         | \$1,100         |         |
| <b>Total</b>          | <b>\$25,600</b> |         | <b>\$22,000</b> |         |
| Importance Code A     | \$25,600        |         |                 |         |
| Importance Code B     |                 |         | \$22,000        |         |
| <b>Total</b>          | <b>\$25,600</b> |         | <b>\$22,000</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C**  
**Asset # : 2290**

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

## Exterior

## Exterior Walls

|                       |      |     |          |      |    |   |         |
|-----------------------|------|-----|----------|------|----|---|---------|
| Concrete Masonry Unit | 100% | Now | \$25,600 | LIFE | ** | 5 | \$4,000 |
|-----------------------|------|-----|----------|------|----|---|---------|

*Diagonal Cracks, Extent : Moderate, Area Affected : 15%**Location : Corners**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%**Location : Throughout*

## Windows

|               |      |  |  |      |    |    |  |
|---------------|------|--|--|------|----|----|--|
| Metal Louvers | 100% |  |  | 2028 | ** | 10 |  |
|---------------|------|--|--|------|----|----|--|

## Roof

|                     |      |  |  |      |    |    |         |
|---------------------|------|--|--|------|----|----|---------|
| Single Ply Membrane | 100% |  |  | 2035 | ** | 10 | \$4,100 |
|---------------------|------|--|--|------|----|----|---------|

## Interior

## Floors

|                        |      |  |  |      |    |   |         |
|------------------------|------|--|--|------|----|---|---------|
| Cast in Place Concrete | 100% |  |  | LIFE | ** | 5 | \$4,700 |
|------------------------|------|--|--|------|----|---|---------|

## Interior Walls

|                       |      |  |  |      |    |   |  |
|-----------------------|------|--|--|------|----|---|--|
| Concrete Masonry Unit | 100% |  |  | LIFE | ** | 5 |  |
|-----------------------|------|--|--|------|----|---|--|

## Ceilings

|                  |      |  |  |      |    |   |       |
|------------------|------|--|--|------|----|---|-------|
| Exposed Concrete | 100% |  |  | LIFE | ** | 5 | \$300 |
|------------------|------|--|--|------|----|---|-------|

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

## Under 600 Volts

## Service Equipment

|                     |      |  |  |      |         |   |  |
|---------------------|------|--|--|------|---------|---|--|
| Air Circuit Breaker | 100% |  |  | 2025 | \$4,700 | 5 |  |
|---------------------|------|--|--|------|---------|---|--|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 5000 Amps Main Disconnect Switch Fed To Buildings A, B And**Cafeteria*

## Switchgear / Switchboard

|                     |     |  |  |      |          |   |  |
|---------------------|-----|--|--|------|----------|---|--|
| Air Circuit Breaker | 80% |  |  | 2025 | \$38,200 | 5 |  |
|---------------------|-----|--|--|------|----------|---|--|

|                  |     |  |  |      |         |   |  |
|------------------|-----|--|--|------|---------|---|--|
| Molded Case Bkrs | 20% |  |  | 2025 | \$9,500 | 5 |  |
|------------------|-----|--|--|------|---------|---|--|

## Raceway

|        |     |  |  |      |         |   |  |
|--------|-----|--|--|------|---------|---|--|
| Busway | 50% |  |  | 2023 | \$2,600 | 1 |  |
|--------|-----|--|--|------|---------|---|--|

|         |     |  |  |      |         |   |  |
|---------|-----|--|--|------|---------|---|--|
| Conduit | 50% |  |  | 2025 | \$2,600 | 1 |  |
|---------|-----|--|--|------|---------|---|--|

## Panelboards

|                  |      |  |  |      |         |   |  |
|------------------|------|--|--|------|---------|---|--|
| Molded Case Bkrs | 100% |  |  | 2024 | \$7,300 | 5 |  |
|------------------|------|--|--|------|---------|---|--|

## Wiring

|               |      |  |  |      |         |   |  |
|---------------|------|--|--|------|---------|---|--|
| Thermoplastic | 100% |  |  | 2025 | \$6,500 | 1 |  |
|---------------|------|--|--|------|---------|---|--|

## Lighting

## Interior Lighting

|             |      |  |  |      |          |    |         |
|-------------|------|--|--|------|----------|----|---------|
| Fluorescent | 100% |  |  | 2020 | \$14,300 | 10 | \$1,300 |
|-------------|------|--|--|------|----------|----|---------|

*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

## Exterior Lighting

|     |      |  |  |      |         |    |  |
|-----|------|--|--|------|---------|----|--|
| HID | 100% |  |  | 2020 | \$5,300 | 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT C**  
**Asset # : 2290**

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

## Ventilation

## Exhaust Fans

Roof

50%

2030

\* \*

2

Wall Unit

50%

2020

\$1,100

2

*Other Observation, Extent : Light, Area Affected : 50%**Location : Mounted On Side Wall**Explanation : One Unit*

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D  
**Address** : HALLECK STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0021.140 / 2291 **Yr Built/Renovated** : 1965 / 2014  
**Area Sq Ft** : 1,444 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2770 **Lot** : 1 **BIN** :

| CAPITAL           | FY 2018 - 2021 | FY 2022 - 2027  |
|-------------------|----------------|-----------------|
| Electrical        |                | \$47,700        |
| <b>Total</b>      |                | <b>\$47,700</b> |
| Importance Code B |                | \$47,700        |
| <b>Total</b>      |                | <b>\$47,700</b> |

| EXPENSE               | FY 2018         | FY 2019 | FY 2020         | FY 2021 |
|-----------------------|-----------------|---------|-----------------|---------|
| Exterior Architecture | \$25,600        |         |                 |         |
| Interior Architecture |                 |         |                 |         |
| Electrical            |                 |         | \$20,900        |         |
| Mechanical            |                 |         |                 |         |
| <b>Total</b>          | <b>\$25,600</b> |         | <b>\$20,900</b> |         |
| Importance Code A     | \$25,600        |         |                 |         |
| Importance Code B     |                 |         | \$20,900        |         |
| <b>Total</b>          | <b>\$25,600</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D**  
**Asset # : 2291**

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

## Exterior

## Exterior Walls

|                       |      |     |          |      |    |   |         |  |
|-----------------------|------|-----|----------|------|----|---|---------|--|
| Concrete Masonry Unit | 100% | Now | \$25,600 | LIFE | ** | 5 | \$4,000 |  |
|-----------------------|------|-----|----------|------|----|---|---------|--|

*Diagonal Cracks, Extent : Moderate, Area Affected : 15%**Location : Corners**Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%**Location : Throughout*

## Windows

|               |      |  |  |      |    |    |  |  |
|---------------|------|--|--|------|----|----|--|--|
| Metal Louvers | 100% |  |  | 2028 | ** | 10 |  |  |
|---------------|------|--|--|------|----|----|--|--|

## Roof

|                     |      |  |  |      |    |    |         |  |
|---------------------|------|--|--|------|----|----|---------|--|
| Single Ply Membrane | 100% |  |  | 2035 | ** | 10 | \$4,100 |  |
|---------------------|------|--|--|------|----|----|---------|--|

## Interior

## Floors

|                        |      |  |  |      |    |   |         |  |
|------------------------|------|--|--|------|----|---|---------|--|
| Cast in Place Concrete | 100% |  |  | LIFE | ** | 5 | \$4,700 |  |
|------------------------|------|--|--|------|----|---|---------|--|

## Interior Walls

|                       |      |  |  |      |    |   |  |  |
|-----------------------|------|--|--|------|----|---|--|--|
| Concrete Masonry Unit | 100% |  |  | LIFE | ** | 5 |  |  |
|-----------------------|------|--|--|------|----|---|--|--|

## Ceilings

|                  |      |  |  |      |    |   |       |  |
|------------------|------|--|--|------|----|---|-------|--|
| Exposed Concrete | 100% |  |  | LIFE | ** | 5 | \$300 |  |
|------------------|------|--|--|------|----|---|-------|--|

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

## Under 600 Volts

## Service Equipment

|                     |      |  |  |      |         |   |  |  |
|---------------------|------|--|--|------|---------|---|--|--|
| Air Circuit Breaker | 100% |  |  | 2025 | \$4,700 | 5 |  |  |
|---------------------|------|--|--|------|---------|---|--|--|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 5000 Amps And One 3000 Amps Main Disconnect Switch Fed To Building D And Service Bridge*

## Switchgear / Switchboard

|                     |      |  |  |      |          |   |  |  |
|---------------------|------|--|--|------|----------|---|--|--|
| Air Circuit Breaker | 100% |  |  | 2025 | \$47,700 | 5 |  |  |
|---------------------|------|--|--|------|----------|---|--|--|

## Raceway

|        |     |  |  |      |         |   |  |  |
|--------|-----|--|--|------|---------|---|--|--|
| Busway | 50% |  |  | 2023 | \$2,600 | 1 |  |  |
|--------|-----|--|--|------|---------|---|--|--|

|         |     |  |  |      |         |   |  |  |
|---------|-----|--|--|------|---------|---|--|--|
| Conduit | 50% |  |  | 2025 | \$2,600 | 1 |  |  |
|---------|-----|--|--|------|---------|---|--|--|

## Panelboards

|                  |      |  |  |      |         |   |  |  |
|------------------|------|--|--|------|---------|---|--|--|
| Molded Case Bkrs | 100% |  |  | 2024 | \$7,300 | 5 |  |  |
|------------------|------|--|--|------|---------|---|--|--|

## Wiring

|               |      |  |  |      |         |   |  |  |
|---------------|------|--|--|------|---------|---|--|--|
| Thermoplastic | 100% |  |  | 2025 | \$6,500 | 1 |  |  |
|---------------|------|--|--|------|---------|---|--|--|

## Lighting

## Interior Lighting

|             |      |  |  |      |          |    |         |  |
|-------------|------|--|--|------|----------|----|---------|--|
| Fluorescent | 100% |  |  | 2020 | \$14,300 | 10 | \$1,300 |  |
|-------------|------|--|--|------|----------|----|---------|--|

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-12 Lamps*

## Exterior Lighting

|     |      |  |  |      |         |    |  |  |
|-----|------|--|--|------|---------|----|--|--|
| HID | 100% |  |  | 2020 | \$5,300 | 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NEW YORK CITY TERMINAL MARKET TRANSFORMER VAULT D**  
**Asset # : 2291**

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

Ventilation

Exhaust Fans

|           |     |  |      |         |   |
|-----------|-----|--|------|---------|---|
| Roof      | 50% |  | 2030 | * *     | 2 |
| Wall Unit | 50% |  | 2025 | \$1,100 | 2 |

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Mounted On Side Wall*

*Explanation : One Unit*

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 42 TERMINAL  
**Address** : EAST RIVER AT GOUVERNEUR SLIP MONTGOMERY - JACKSON STREETS  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0006.000 / 2404 **Yr Built/Renovated** : 1962 /  
**Area Sq Ft** : 100,480 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 25-Jun-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 241 **Lot** : 13 **BIN** : 1003138

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,835,300           | \$2,023,500           |
| Interior Architecture | \$1,295,600           | \$285,500             |
| Electrical            | \$1,266,800           | \$644,700             |
| Mechanical            |                       | \$267,700             |
| <b>Total</b>          | <b>\$5,397,800</b>    | <b>\$3,221,400</b>    |
| Importance Code A     | \$2,835,300           | \$2,100,200           |
| Importance Code B     | \$2,399,300           | \$1,121,200           |
| Importance Code C     | \$163,100             |                       |
| <b>Total</b>          | <b>\$5,397,800</b>    | <b>\$3,221,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|-----------------|-----------------|----------------|----------------|
| Exterior Architecture | \$46,700        |                 |                |                |
| Interior Architecture | \$3,400         |                 |                | \$900          |
| Electrical            | \$25,500        | \$14,000        |                |                |
| Mechanical            | \$2,200         | \$9,800         | \$900          | \$900          |
| <b>Total</b>          | <b>\$77,900</b> | <b>\$23,800</b> | <b>\$1,000</b> | <b>\$1,800</b> |
| Importance Code A     | \$48,900        | \$2,200         | \$900          | \$900          |
| Importance Code B     | \$25,600        | \$21,600        |                | \$900          |
| Importance Code C     | \$3,400         |                 |                |                |
| <b>Total</b>          | <b>\$77,900</b> | <b>\$23,800</b> | <b>\$1,000</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 42 TERMINAL**  
**Asset # : 2404**

| Architecture  | 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%            | Now               | \$74,100       | LIFE               | **             | 5           | \$5,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>  |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>  |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel  | 10%            | 2-4               | \$13,200       | 2027               | \$65,800       | 5           | \$17,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 53%            | Now               | \$102,900      | 2034               | **             | 5           | \$91,500       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 25%            | Now               | \$382,700      | 2029               | **             | 5           | \$36,000       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Window Wall   | 2%             | Now               | \$26,000       | 2034               | **             | 5           | \$3,500        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>  |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>  |                |                   |                |                    |                |             |                |          |
| Windows   |                |                   |                |                    |                |             |                |          |
| Aluminum  | 100%           | Now               | \$537,700      | 2023               | \$1,792,200    | 5           | \$21,900       | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>  |                |                   |                |                    |                |             |                |          |
| Roof  |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel  | 5%             | 2-4               | \$7,600        | 2027               | \$38,000       | 1           |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 95%            | Now               | \$1,738,000    | 2044               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |

## Interior

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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 42 TERMINAL**  
**Asset # : 2404**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 95%               | Now                      | \$397,600             | LIFE                      | **                    | 5                  | \$285,500             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile   | 5%                | Now                      | \$57,000              | 2034                      | **                    | 3                  | \$2,600               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose Units, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 90%               | 2-4                      | \$163,100             | LIFE                      | **                    | 5                  | \$30,100              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 5%                | 2-4                      | \$3,400               | LIFE                      | **                    | 5                  | \$2,500               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn   | 5%                | Now                      | \$62,200              | 2044                      | **                    | 5                  | \$4,900               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Office</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 95%               | 2-4                      | \$615,600             | LIFE                      | **                    |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2024                      | \$76,700              | 5                  | \$2,600               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 2000 Amps Main Disconnect Switch</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2022                      | \$15,400              | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical And Mechanical Room</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 300 And One 150 Kva 277/120 V</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 42 TERMINAL**  
**Asset # : 2404**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2024                      | \$238,600             | 5                  | \$2,600               |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2024                      | \$149,100             | 1                  |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2023                      | \$9,500               | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 95%               |                          |                       | 2023                      | \$180,300             | 5                  | \$2,500               |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 90%               | 2-4                      | \$294,000             | 2049                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 10%               |                          |                       | 2024                      | \$32,700              | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2022                      | \$28,800              | 5                  | \$700                 |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              | 2-4                      | \$9,300               | LIFE                      | **                    | 5                  | \$1,500               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Corroded</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 65%               | 0-2                      | \$331,900             | 2034                      | **                    |                    |                       |                 |
| <i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 30%               | Now                      | \$153,200             | 2034                      | **                    |                    |                       |                 |
| <i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ground Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent  | 5%                | Now                      | \$56,700              | 2034                      | **                    | 2                  | \$100                 |                 |
| <i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2019                      | \$60,400              | 10                 | \$11,100              |                 |
| Exit, Service   | 50%               | Now                      | \$14,900              | 2034                      | **                    | 1                  |                       |                 |
| <i>Not Functioning, Extent : Severe, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ground Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2019                      | \$370,600             | 10                 | \$300                 |                 |

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

Heating

Note : 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 42 TERMINAL**  
**Asset # : 2404**

| Mechanical                  | Current Repair   |                      | Future Replacement |            | Maintenance    |                | Priority       |          |
|-----------------------------|--|----------------------|--------------------|------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| Heating                     |  |                      |                    |            |                |                |                |          |
| Energy Source               |  |                      |                    |            |                |                |                |          |
| Natural Gas                 | 100%   |                      |                    | 2024       | \$14,600       | 1              |                |          |
|                             | <i>Not in Service, Extent : Light, Area Affected : 100%</i>  |                      |                    |            |                |                |                |          |
|                             | <i>Location : Incoming Gas Service Is Shut Off At Main</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Location : Entire Building</i>  |                      |                    |            |                |                |                |          |
|                             | <i>Explanation : The Building Has Been Vacant For Many Years. All Mechanical Equipment Is Obsolete</i> |                      |                    |            |                |                |                |          |
| Conversion Equipment        |  |                      |                    |            |                |                |                |          |
| Furnace                     | 20%  | 0-2                  | \$2,200            | 2024       | \$21,900       | 1              | \$8,200        |          |
|                             | <i>Not in Service, Extent : Moderate, Area Affected : 20%</i>  |                      |                    |            |                |                |                |          |
|                             | <i>Location : 1st Floor</i>  |                      |                    |            |                |                |                |          |
| No Component                | 80%  |                      |                    |            |                |                |                |          |
| Ventilation                 |  |                      |                    |            |                |                |                |          |
| Exhaust Fans                |  |                      |                    |            |                |                |                |          |
| Wall Unit                   | 5%   |                      |                    | 2019       | \$6,800        | 2              | \$100          |          |
| No Component                | 95%  |                      |                    |            |                |                |                |          |
| Plumbing                    |  |                      |                    |            |                |                |                |          |
| H/C Water Piping            |  |                      |                    |            |                |                |                |          |
| Galv Iron/Steel             | 100%   |                      |                    | 2022       | \$267,700      | 1              |                |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Location : Next To Office</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Explanation : Incoming Water Service Is Shut Off At Main</i>  |                      |                    |            |                |                |                |          |
| Water Heater                |  |                      |                    |            |                |                |                |          |
| Gas Fired                   | 10%  | Now                  |                    | 2019       | \$2,100        | 2              | \$100          |          |
|                             | <i>Not in Service, Extent : Moderate, Area Affected : 10%</i>  |                      |                    |            |                |                |                |          |
|                             | <i>Location : Office Area</i>  |                      |                    |            |                |                |                |          |
| No Component                | 90%  |                      |                    |            |                |                |                |          |
| Sanitary Piping             |  |                      |                    |            |                |                |                |          |
| Cast Iron                   | 100%   |                      |                    | LIFE       | **             | 1              |                |          |
| Fixtures                    |  |                      |                    |            |                |                |                |          |
| Generic                     | 100%   |                      |                    |            |                |                |                |          |
|                             | <i>Not in Service, Extent : Light, Area Affected : 100%</i>  |                      |                    |            |                |                |                |          |
|                             | <i>Location : Bathrooms In Office Area</i>   |                      |                    |            |                |                |                |          |
| Fire Suppression            |  |                      |                    |            |                |                |                |          |
| Sprinkler                   |  |                      |                    |            |                |                |                |          |
| Not Accessible              | 100%   |                      |                    |            |                |                |                |          |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL  
**Address** : 29TH ST PIERSHED - BLDG #03  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.020 / 134 **Yr Built/Renovated** : 1955 / 1999  
**Area Sq Ft** : 79,757 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 662 **Lot** : 1 **BIN** : 3378172

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$448,700             | \$704,400             |
| Interior Architecture | \$360,800             | \$238,500             |
| Electrical            |                       | \$361,000             |
| <b>Total</b>          | <b>\$809,600</b>      | <b>\$1,303,900</b>    |
| Importance Code A     | \$448,700             | \$704,400             |
| Importance Code B     | \$360,800             | \$599,500             |
| <b>Total</b>          | <b>\$809,600</b>      | <b>\$1,303,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$27,900        |                |                 | \$25,700        |
| Electrical            | \$700           | \$700          | \$1,900         | \$700           |
| Mechanical            | \$10,100        | \$4,800        | \$10,000        | \$5,000         |
| <b>Total</b>          | <b>\$38,800</b> | <b>\$5,600</b> | <b>\$12,000</b> | <b>\$31,500</b> |
| Importance Code A     | \$33,900        | \$700          | \$6,000         | \$26,400        |
| Importance Code B     | \$4,900         | \$4,900        | \$6,000         | \$5,100         |
| <b>Total</b>          | <b>\$38,800</b> | <b>\$5,600</b> | <b>\$12,000</b> | <b>\$31,500</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL**  
**Asset # : 134**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$82,200              |                 |
| Concrete Masonry Unit   | 20%               | 0-2                      | \$88,200              | LIFE                      | **                    | 5                  | \$6,900               |                 |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North And South Facades</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North And South Facades</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North And South Facades</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiberglass Panel  | 25%               |                          |                       | 2036                      | **                    | 5                  | \$51,400              |                 |
| Metal, Corrugated   | 20%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Metal/Glass Curt Wall   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$10,300              |                 |
| Metal Coiling Doors   | 15%               | Now                      | \$22,800              | 2032                      | **                    | 5                  | \$12,800              |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Facade, South Facade</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Facade, South Facade</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 100%              | Now                      | \$213,800             | 2052                      | **                    | 5                  | \$26,200              |                 |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiberglass Panel  | 15%               |                          |                       | 2030                      | **                    | 1                  |                       |                 |
| Metal Panel   | 10%               |                          |                       | 2032                      | **                    | 10                 | \$36,300              |                 |
| Spray-on Foam   | 75%               | 0-2                      | \$105,600             | 2027                      | \$528,200             | 5                  | \$98,900              |                 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout - Bird Damage</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 0-2                      | \$110,700             | LIFE                      | **                    | 5                  | \$238,500             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Within Control Joints</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel  | 100%              |                          |                       | LIFE                      | **                    | 10                 | \$250,100             |                 |

| <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> |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL**  
**Asset # : 134**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment<br>Fused Disc Sw                                | 100%              |                          |                       | 2037                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1200 Amps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers<br>Dry Type  | 100%              |                          |                       | 2032                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Service Area</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One75 Kva</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway<br>Conduit  | 100%              |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Panelboards<br>Molded Case Bkrs                                   | 100%              |                          |                       | 2035                      | **                    | 5                  | \$2,100               |                 |
| Wiring<br>Thermoplastic   | 100%              |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Motor Controllers<br>Locally Mounted                              | 100%              |                          |                       | 2032                      | **                    | 5                  | \$500                 |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices<br>Not Accessible                               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                  | 100%              |                          |                       | 2032                      | **                    | 10                 | \$66,800              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Using T-8 Lamps</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Exit, Service<br>No Component                  | 50%               |                          |                       | 2027                      | \$11,900              | 1                  |                       |                 |
|   | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID  | 100%              |                          |                       | 2027                      | \$294,200             | 10                 | \$200                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component<br>Generic                        | 90%               |                          |                       | 2027                      | \$23,600              | 1                  | \$3,000               |                 |
|   | 10%               |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>No Component<br>Generic, Digital          | 90%               |                          |                       | 2032                      | **                    | 1-3                | \$4,900               |                 |
|   | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL**  
**Asset # : 134**

| <b>Mechanical</b>              |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                 |                   |                          |  |                           |                       |                    |                       |                 |
| Energy Source                  |                   |                          |  |                           |                       |                    |                       |                 |
| Electricity                    | 2%                |                          |  | 2047                      | **                    | 1                  |                       |                 |
| Natural Gas                    | 98%               |                          |  | 2047                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>    |                   |                          |  |                           |                       |                    |                       |                 |
| Furnace                        | 20%               |                          |  | 2032                      | **                    | 1                  | \$7,200               |                 |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Roof</i>   |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Explanation : 1 Gas Fired Packaged Roof Top Unit</i>        |                           |                       |                    |                       |                 |
| Radiant Heater                 | 78%               |                          |  | 2032                      | **                    | 2                  | \$26,400              |                 |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 80%</i>  |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Throughout Warehouse</i>                         |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Explanation : 20 Gas Fired Infrared Heaters</i>             |                           |                       |                    |                       |                 |
| No Component                   | 2%                |                          |  |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>        |                   |                          |  |                           |                       |                    |                       |                 |
| Energy Source                  |                   |                          |  |                           |                       |                    |                       |                 |
| Electricity                    | 100%              |                          |  | 2043                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>    |                   |                          |  |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling    | 5%                |                          |  | 2035                      | **                    | 2                  | \$200                 |                 |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Rear Of Building</i>                             |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Explanation : Split Unit, Condensing Unit Section</i>       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling | 20%               |                          |  | 2032                      | **                    | 2                  | \$900                 |                 |
| No Component                   | 75%               |                          |  |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>        |                   |                          |  |                           |                       |                    |                       |                 |
| Fan Coil - Cooling             | 5%                |                          |  | 2035                      | **                    | 1                  | \$1,200               |                 |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Above Ceiling</i>                                |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Explanation : Spilt Unit, Fan Coil Section</i>              |                           |                       |                    |                       |                 |
| No Component                   | 95%               |                          |  |                           |                       |                    |                       |                 |
| <b>Ventilation</b>             |                   |                          |  |                           |                       |                    |                       |                 |
| Exhaust Fans                   |                   |                          |  |                           |                       |                    |                       |                 |
| Roof                           | 50%               | 0-2                      | \$1,400  | 2027                      | \$28,300              | 2                  | \$900                 |                 |
|                                |                   |                          | <i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>  |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Defective Controls 1 Of 6 Units</i>              |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i> |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Roof, 2 Of 6 Units</i>                           |                           |                       |                    |                       |                 |
| Wall Unit                      | 30%               |                          |  | 2027                      | \$32,300              | 2                  | \$700                 |                 |
| No Component                   | 20%               |                          |  |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                |                   |                          |  |                           |                       |                    |                       |                 |
| H/C Water Piping               |                   |                          |  |                           |                       |                    |                       |                 |
| Brass/Copper                   | 100%              |                          |  | 2047                      | **                    | 1                  |                       |                 |
| <b>Water Heater</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| Electric                       | 100%              |                          |  | 2025                      | \$11,000              | 4                  | \$400                 |                 |
| <b>Sanitary Piping</b>         |                   |                          |  |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |                          |  | LIFE                      | **                    | 1                  |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL**  
**Asset # : 134**

| <b>Mechanical</b> |                    | <b>Current Repair</b> |                  | <b>Future Replacement</b> |             | <b>Maintenance</b>    |              |                       |                 |
|-------------------|--------------------|-----------------------|------------------|---------------------------|-------------|-----------------------|--------------|-----------------------|-----------------|
| <b>System</b>     | <b>Component</b>   | <b>% of</b>           | <b>Fail Date</b> | <b>Estimated Cost</b>     | <b>Year</b> | <b>Estimated Cost</b> | <b>Cycle</b> | <b>Estimated Cost</b> | <b>Priority</b> |
|                   | <b>Type</b>        | <b>Total</b>          | <b>(Years)</b>   |                           | <b>FY</b>   |                       | <b>(Yrs)</b> |                       |                 |
| Plumbing          |                    |                       |                  |                           |             |                       |              |                       |                 |
|                   | Storm Drain Piping |                       |                  |                           |             |                       |              |                       |                 |
|                   | Cast Iron          | 100%                  |                  |                           | LIFE        | * *                   | 1            |                       |                 |
| Fixtures          |                    |                       |                  |                           |             |                       |              |                       |                 |
|                   | Generic            | 100%                  |                  |                           |             |                       |              |                       |                 |
| Fire Suppression  |                    |                       |                  |                           |             |                       |              |                       |                 |
|                   | Standpipe          |                       |                  |                           |             |                       |              |                       |                 |
|                   | No Component       | 20%                   |                  |                           |             |                       |              |                       |                 |
|                   | Generic            | 80%                   |                  |                           | 2047        | * *                   | 1-5          | \$29,400              |                 |
|                   | Sprinkler          |                       |                  |                           |             |                       |              |                       |                 |
|                   | Generic            | 100%                  |                  |                           | 2047        | * *                   | 1-2          | \$20,400              |                 |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE  
**Address** : 39TH STREET ENTRANCE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.090 / 2282 **Yr Built/Renovated** : 2011 /  
**Area Sq Ft** : 100 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 662 **Lot** : 1 **BIN** :

**CAPITAL**

Total

Importance Code

Total

| EXPENSE               | FY 2018      | FY 2019 | FY 2020      | FY 2021 |
|-----------------------|--------------|---------|--------------|---------|
| Exterior Architecture | \$400        |         | \$500        |         |
| Interior Architecture | \$300        |         |              |         |
| Electrical            |              |         |              |         |
| Mechanical            |              |         |              |         |
| <b>Total</b>          | <b>\$700</b> |         | <b>\$500</b> |         |
| Importance Code A     | \$400        |         | \$500        |         |
| Importance Code B     | \$200        |         |              |         |
| Importance Code C     | \$100        |         |              |         |
| <b>Total</b>          | <b>\$700</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.

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE**  
**Asset # : 2282**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Walls               |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal/Glass Curt Wall        | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$700                 |                 |
| Metal Panel                  | 50%               |                          |                       | 2047                      | **                    | 5-10               | \$1,300               |                 |
| Windows                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                     | 100%              |                          |                       | 2043                      | **                    | 5                  |                       |                 |
| Roof                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                  | 100%              |                          |                       | 2040                      | **                    | 10                 | \$500                 |                 |
| <b>Interior</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Floors                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel Plate                  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Interior Walls               |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass: Single Pane           | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| Metal Panel                  | 50%               |                          |                       | LIFE                      | **                    | 10                 | \$100                 |                 |
| Ceilings                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2027                      | \$3,700               | 1                  |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2026                      | \$7,300               | 5                  |                       |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2027                      | \$8,000               | 1                  |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 100%              |                          |                       | 2032                      | **                    | 10                 | \$100                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                  | 100%              |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater               | 100%              |                          |                       | 2035                      | **                    | 2                  |                       |                 |
| <b>Air Conditioning</b>      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                  | 100%              |                          |                       | 2049                      | **                    | 1                  |                       |                 |
| Conversion Equipment         |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit             | 100%              |                          |                       | 2026                      | \$200                 | 1                  |                       |                 |

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE**  
**Asset # : 2282**

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER  
**Address** : MIDDLE OF SITE OPPOSITE 34TH ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.040 / 2504 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 26,352 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors x  
**Block** : 662 **Lot** : 1 **BIN** : 3378175

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,904,600           | \$36,300              |
| Interior Architecture | \$804,200             |                       |
| Electrical            | \$97,200              |                       |
| Mechanical            | \$139,300             | \$70,100              |
| <b>Total</b>          | <b>\$2,945,300</b>    | <b>\$106,300</b>      |
| Importance Code A     | \$1,904,600           | \$36,300              |
| Importance Code B     | \$908,700             | \$70,100              |
| Importance Code C     | \$132,000             |                       |
| <b>Total</b>          | <b>\$2,945,300</b>    | <b>\$106,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>   | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$30,200         |                |                |                |
| Interior Architecture | \$93,100         |                |                | \$2,700        |
| Mechanical            | \$46,200         | \$2,300        | \$9,500        | \$1,700        |
| <b>Total</b>          | <b>\$169,400</b> | <b>\$2,300</b> | <b>\$9,500</b> | <b>\$4,400</b> |
| Importance Code A     | \$67,600         | \$1,000        | \$1,000        | \$1,000        |
| Importance Code B     | \$63,000         | \$1,400        | \$8,600        | \$3,500        |
| Importance Code C     | \$38,900         |                |                |                |
| <b>Total</b>          | <b>\$169,400</b> | <b>\$2,300</b> | <b>\$9,500</b> | <b>\$4,400</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.*

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER**  
**Asset # : 2504**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%            | Now               | \$133,100      | LIFE               | **             | 5           | \$30,200       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Building Entire</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done</i> |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 10%            | 0-2               | \$121,500      | LIFE               | **             | 5           | \$3,800        | 1        |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 60%            | Now               | \$534,100      | LIFE               | **             | 5           | \$36,300       | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 40%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>   |                |                   |                |                    |                |             |                |          |
| Metal Panel  | 10%            | 0-2               | \$17,000       | 2037               | **             | 5           | \$11,300       | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 10%            | Now               | \$167,400      | 2032               | **             | 5           | \$9,400        |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>  |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Aluminum   | 20%            | 0-2               | \$46,000       | 2052               | **             | 5           | \$600          | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Steel  | 80%            | Now               | \$229,200      | 2052               | **             | 5           | \$28,100       |          |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER**  
**Asset # : 2504**

| Architecture   | 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   | 5%             | Now               | \$78,500       | LIFE               | **             | 5           | \$4,900        | 1        |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>   |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 85%            | Now               | \$182,000      | LIFE               | **             | 5           | \$10,800       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : West Parapet</i>   |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>  |                |                   |                |                    |                |             |                |          |
| Metal Rail   | 10%            | 0-2               | \$13,200       | 2032               | **             | 5           | \$9,000        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Roof   |                |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 100%           | Now               | \$412,800      | 2037               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 25%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Second Floor</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Second Floor</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Tower</i>   |                |                   |                |                    |                |             |                |          |
| Interior   |                |                   |                |                    |                |             |                |          |
| Floors   |                |                   |                |                    |                |             |                |          |
| Carpet   | 15%            | 0-2               | \$20,200       | 2023               | \$67,200       | 3           | \$8,100        |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 30%            | Now               | \$109,600      | LIFE               | **             | 5           | \$23,600       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 80%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%             | 0-2               | \$34,000       | 2042               | **             | 5           | \$900          |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Terrazzo   | 50%            | Now               | \$244,900      | LIFE               | **             | 5           | \$14,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Second Floor And Stairs</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER**  
**Asset # : 2504**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 5%                | 2-4                      | \$16,400              | 2042                      | **                    | 5                  | \$300                 |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit  | 50%               | 0-2                      | \$132,000             | LIFE                      | **                    | 5                  | \$2,400               |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 15%               | 2-4                      | \$7,400               | LIFE                      | **                    | 5                  | \$1,100               |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Plywood/Hardboard  | 30%               | 0-2                      | \$15,100              | LIFE                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn   | 20%               | 2-4                      | \$56,800              | 2047                      | **                    | 5                  | \$4,500               |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 60%               | Now                      | \$170,500             | 2047                      | **                    | 5                  | \$10,800              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tower, Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tower, Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tower</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 20%               | 2-4                      | \$90,400              | LIFE                      | **                    | 5                  | \$1,100               |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Panelboards                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Wiring                       |                   |                          |                       |                           |                       |                    |                       |                 |
| 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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER**  
**Asset # : 2504**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Under 600 Volts              |                   |                          |  |                           |                       |                    |                       |                 |
| Motor Controllers            |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Ground                       |                   |                          |  |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Lighting                     |                   |                          |  |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Exterior Lighting            |                   |                          |  |                           |                       |                    |                       |                 |
| HID                          | 100%              | Now                      | \$97,200   | 2037                      |                       | **                 |                       |                 |
|                              |                   |                          | <i>Not in Service, Extent : Severe, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout The Perimeter</i>                   |                           |                       |                    |                       |                 |
| Alarm                        |                   |                          |  |                           |                       |                    |                       |                 |
| Security System              |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Heating                      |                   |                          |  |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |  |                           |                       |                    |                       |                 |
| Electricity                  | 10%               |                          |  | 2047                      |                       | **                 | 1                     |                 |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 60%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : First Floor, Tower And Rear Section</i>            |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Building Is Abandoned</i>                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 90%               |                          |  | 2037                      |                       | **                 | 1                     |                 |
| Conversion Equipment         |                   |                          |  |                           |                       |                    |                       |                 |
| Furnace                      | 20%               | Now                      | \$5,700  | 2037                      |                       | **                 | 1                     | \$2,100         |
|                              |                   |                          | <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Roof</i>   |                           |                       |                    |                       |                 |
| Hot Water Boiler             | 60%               | Now                      | \$31,700   | 2047                      |                       | **                 | 1                     | \$6,400         |
|                              |                   |                          | <i>Not in Service, Extent : Severe, Area Affected : 60%</i>      |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Boiler Room</i>                                    |                           |                       |                    |                       |                 |
| No Component                 | 20%               |                          |  |                           |                       |                    |                       |                 |
| Distribution                 |                   |                          |  |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump          | 100%              |                          |  | 2043                      |                       | **                 | 4                     | \$1,800         |
|                              |                   |                          | <i>Not in Service, Extent : Moderate, Area Affected : 40%</i>    |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Various Locations</i>                              |                           |                       |                    |                       |                 |
| Terminal Devices             |                   |                          |  |                           |                       |                    |                       |                 |
| Convactor/Radiator           | 60%               |                          |  | 2040                      |                       | **                 | 1                     | \$4,700         |
| Fan Coil Unit/Heat           | 40%               |                          |  | 2032                      |                       | **                 | 1                     | \$3,100         |
| Air Conditioning             |                   |                          |  |                           |                       |                    |                       |                 |

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING WITH TOWER**  
**Asset # : 2504**

| Mechanical<br>System<br>Component<br>Type | Current Repair   |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---|--|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning                          |  |                      |                |                    |                |                |                |          |
| Energy Source                             |  |                      |                |                    |                |                |                |          |
| Electricity                               | 100%   |                      |                | 2035               | * *            | 1              |                |          |
| Conversion Equipment                      |  |                      |                |                    |                |                |                |          |
| Ext Pkg Unit -<br>Heating/Cooling         | 90%  | Now                  | \$139,300      | 2037               | * *            | 2              | \$1,100        |          |
|   | <i>Not in Service, Extent : Severe, Area Affected : 100%</i> |                      |                |                    |                |                |                |          |
|   | <i>Location : Roof</i>                                       |                      |                |                    |                |                |                |          |
| Window/Wall Unit                          | 10%  |                      |                | 2025               | \$4,800        | 1              |                |          |
| Ventilation                               |  |                      |                |                    |                |                |                |          |
| Distribution                              |  |                      |                |                    |                |                |                |          |
| Ductwork/Diffusers                        | 100%   |                      |                | LIFE               | * *            | 2-5            | \$21,200       |          |
| Exhaust Fans                              |  |                      |                |                    |                |                |                |          |
| Roof                                      | 100%   |                      |                | 2022               | \$18,700       | 2              | \$700          |          |
| Plumbing                                  |  |                      |                |                    |                |                |                |          |
| H/C Water Piping                          |  |                      |                |                    |                |                |                |          |
| Galv Iron/Steel                           | 100%   |                      |                | 2025               | \$70,100       | 1              |                |          |
| Water Heater                              |  |                      |                |                    |                |                |                |          |
| Gas Fired                                 | 100%   |                      |                | 2020               | \$5,500        | 2              | \$400          |          |
| Sanitary Piping                           |  |                      |                |                    |                |                |                |          |
| Cast Iron                                 | 100%   |                      |                | LIFE               | * *            | 1              |                |          |
| Storm Drain Piping                        |  |                      |                |                    |                |                |                |          |
| Cast Iron                                 | 100%   |                      |                | LIFE               | * *            | 1              |                |          |
| Fixtures                                  |  |                      |                |                    |                |                |                |          |
| Generic                                   | 100%   |                      |                |                    |                |                |                |          |
| Fire Suppression                          |  |                      |                |                    |                |                |                |          |
| Standpipe                                 |  |                      |                |                    |                |                |                |          |
| Not Accessible                            | 100%   |                      |                |                    |                |                |                |          |
| Sprinkler                                 |  |                      |                |                    |                |                |                |          |
| Not Accessible                            | 100%   |                      |                |                    |                |                |                |          |
| Fire Pump                                 |  |                      |                |                    |                |                |                |          |
| Not Accessible                            | 100%   |                      |                |                    |                |                |                |          |

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Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.  
**Address** : 39TH ST PIERSHED - BLDG #01  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.000 / 2416 **Yr Built/Renovated** : 1955 / 2012  
**Area Sq Ft** : 349,550 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 10-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 662 **Lot** : 1 **BIN** : 3378173

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,467,900           | \$2,246,000           |
| Interior Architecture | \$3,677,300           | \$924,300             |
| Electrical            | \$1,773,200           | \$1,673,100           |
| Mechanical            | \$72,400              | \$500,400             |
| <b>Total</b>          | <b>\$10,990,700</b>   | <b>\$5,343,700</b>    |
| Importance Code A     | \$5,467,900           | \$2,322,100           |
| Importance Code B     | \$5,452,800           | \$3,021,600           |
| Importance Code C     | \$70,000              |                       |
| <b>Total</b>          | <b>\$10,990,700</b>   | <b>\$5,343,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$24,500        |                 |                 |                 |
| Interior Architecture | \$1,600         |                 |                 |                 |
| Electrical            | \$1,400         |                 | \$1,800         | \$3,200         |
| Mechanical            | \$31,600        | \$37,500        | \$37,500        | \$37,500        |
| <b>Total</b>          | <b>\$59,100</b> | <b>\$37,500</b> | <b>\$39,400</b> | <b>\$40,700</b> |
| Importance Code A     | \$25,300        | \$1,700         | \$800           | \$1,700         |
| Importance Code B     | \$33,800        | \$35,800        | \$38,600        | \$39,000        |
| Importance Code C     |                 |                 |                 |                 |
| <b>Total</b>          | <b>\$59,100</b> | <b>\$37,500</b> | <b>\$39,400</b> | <b>\$40,700</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.

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.**

**Asset # : 2416**

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 25%            | Now               | \$1,611,700    | LIFE               | **             | 5           | \$125,200      | 1        |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, West Entrance</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : North And South Facades</i>                              |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 60%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel   | 20%            | 0-2               | \$57,300       | 2036               | **             | 5           | \$300,500      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : North And South Facades</i>                              |                |                   |                |                    |                |             |                |          |
| Metal, Corrugated  | 20%            | 0-2               | \$342,300      | 2037               | **             | 1           |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |                |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall  | 5%             |                   |                | LIFE               | **             | 5           | \$150,300      |          |
| Metal Coiling Doors  | 15%            | Now               | \$1,332,500    | 2032               | **             | 5           | \$187,800      |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                           |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete  | 15%            | 0-2               | \$776,200      | LIFE               | **             | 5           | \$390,700      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>  |                |                   |                |                    |                |             |                |          |
| Windows  |                |                   |                |                    |                |             |                |          |
| Aluminum   | 70%            | Now               | \$640,300      | 2035               | **             | 5           | \$26,100       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| Steel  | 30%            | Now               | \$456,100      | 2035               | **             | 5           | \$139,700      | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.**

**Asset # : 2416**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 3%             | Now               | \$12,800       | LIFE               | **             | 5           | \$5,700        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete   | 2%             | Now               | \$11,700       | LIFE               | **             | 5           | \$21,100       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>   |                |                   |                |                    |                |             |                |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>   |                |                   |                |                    |                |             |                |          |
| No Component  | 95%            |                   |                |                    |                |             |                |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel  | 10%            |                   |                | 2036               | **             | 1           |                |          |
| Metal Panel   | 10%            |                   |                | 2040               | **             | 10          | \$176,500      |          |
| Spray-on Foam   | 80%            |                   |                | 2032               | **             | 5           | \$1,026,800    |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |                |                   |                |                    |                |             |                |          |
| Asphalt Poured  | 5%             | 0-2               | \$1,600        | 2032               | **             | 5           | \$6,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : East Entrance</i>   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 85%            | Now               | \$205,900      | LIFE               | **             | 5           | \$887,000      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Control Joints</i>  |                |                   |                |                    |                |             |                |          |
| Terrazzo  | 10%            | Now               | \$2,165,800    | LIFE               | **             | 5           | \$37,300       |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st And 2nd Floors</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i> |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 10%            | Now               | \$70,000       | LIFE               | **             | 5           | \$6,500        |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Perimeter Office Walls</i>                                |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st And 2nd Floors</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i> |                |                   |                |                    |                |             |                |          |
| No Component  | 90%            |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>   |                |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn  | 10%            | Now               | \$376,900      | 2047               | **             | 5           | \$29,800       |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st And 2nd Floor Offices</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Offices Are Abandoned And Area In Severe Disrepair</i> |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel  | 90%            |                   |                | LIFE               | **             | 10          | \$858,700      |          |

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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.**

**Asset # : 2416**

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |   |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                   |   |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 100%              |   |                       | 2047                      | **                    | 5                  | \$9,200               |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Electrical Room</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 800 Amps</i>                                     |                       |                           |                       |                    |                       |                 |
| Transformers                 |                   |   |                       |                           |                       |                    |                       |                 |
| Dry Type                     | 100%              |   |                       | 2040                      | **                    | 5                  | \$1,300               |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Electrical Service Area</i>                         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : One 30 Kva 480vpri - 208/120vsec</i>             |                       |                           |                       |                    |                       |                 |
| Raceway                      |                   |   |                       |                           |                       |                    |                       |                 |
| Conduit                      | 95%               |   |                       | 2027                      | \$584,900             | 1                  |                       |                 |
| Conduit                      | 5%                |   |                       | 2047                      | **                    | 1                  |                       |                 |
| Panelboards                  |                   |   |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 70%               |   |                       | 2026                      | \$327,000             | 5                  | \$6,400               |                 |
| Molded Case Bkrs             | 30%               |   |                       | 2043                      | **                    | 5                  | \$2,800               |                 |
| Wiring                       |                   |   |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 80%               |   |                       | 2027                      | \$761,100             | 1                  |                       |                 |
| Thermoplastic                | 20%               |   |                       | 2047                      | **                    | 1                  |                       |                 |
| Motor Controllers            |                   |   |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |   |                       | 2025                      | \$28,800              | 5                  | \$2,400               |                 |
| <b>Ground</b>                |                   |   |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 100%              | Now   | \$1,773,200           | 2037                      | **                    |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Missing All Bulbs</i>                            |                       |                           |                       |                    |                       |                 |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| HID                          | 100%              |   |                       | 2032                      | **                    | 10                 | \$1,100               |                 |
|                              |                   | <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                         |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                  | 5%                |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| No Component                 | 95%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.**

**Asset # : 2416**

| <b>Mechanical</b>            | <b>Current Repair</b> |  | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|------------------------------|-----------------------|--|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>               |                       |  |                           |                |                       |                    |                       |                 |
| Conversion Equipment         |                       |  |                           |                |                       |                    |                       |                 |
| Hot Water Boiler             | 5%                    |  |                           | 2025           | \$35,000              | 1                  | \$7,900               |                 |
|                              |                       | <i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>    |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Office Section Of Building</i>                       |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Office Section Of Building</i>                       |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Building Expected To Be Renovated By Tenant</i>   |                           |                |                       |                    |                       |                 |
| Radiant Heater               | 3%                    |  |                           | 2027           | \$41,100              | 2                  | \$4,400               |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Water Meter Rooms</i>                                |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Electric Unit Heaters</i>                         |                           |                |                       |                    |                       |                 |
| No Component                 | 92%                   |  |                           |                |                       |                    |                       |                 |
| <b>Terminal Devices</b>      |                       |  |                           |                |                       |                    |                       |                 |
| Convect/Radiator             | 100%                  |  |                           | 2025           | \$235,200             | 1                  | \$102,900             |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout Office Section Of Building</i>            |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Equipment To Be Upgraded By Propective Tenant</i> |                           |                |                       |                    |                       |                 |
| <b>Air Conditioning</b>      |                       |  |                           |                |                       |                    |                       |                 |
| Energy Source                |                       |  |                           |                |                       |                    |                       |                 |
| Electricity                  | 100%                  |  |                           | 2026           | \$52,900              | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                       |  |                           |                |                       |                    |                       |                 |
| Reciprocating Compr/Chiller  | 5%                    |  |                           | 2022           | \$52,800              | 1                  | \$7,400               |                 |
|                              |                       | <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Office Section Of Building</i>                       |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Office Section Of Building</i>                       |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Equipment To Be Upgraded By Propective Tenant</i> |                           |                |                       |                    |                       |                 |
| Window/Wall Unit             | 1%                    |  |                           | 2027           | \$6,400               | 1                  |                       |                 |
|                              |                       | <i>Recent Installation, Extent : Light, Area Affected : 100%</i>   |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Electrical Vault</i>                                 |                           |                |                       |                    |                       |                 |
| No Component                 | 94%                   |  |                           |                |                       |                    |                       |                 |
| <b>Terminal Devices</b>      |                       |  |                           |                |                       |                    |                       |                 |
| Air Handler/Cool/Ht          | 5%                    |  |                           | 2022           | \$4,000               | 1                  | \$9,900               |                 |
|                              |                       | <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Office Section Of Building</i>                       |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Office Section Of Building</i>                       |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Equipment To Be Upgraded By Propective Tenant</i> |                           |                |                       |                    |                       |                 |
| No Component                 | 95%                   |  |                           |                |                       |                    |                       |                 |
| <b>Plumbing</b>              |                       |  |                           |                |                       |                    |                       |                 |
| H/C Water Piping             |                       |  |                           |                |                       |                    |                       |                 |
| Galv Iron/Steel              | 5%                    |  |                           | 2032           | **                    | 1                  |                       |                 |
| No Component                 | 95%                   |  |                           |                |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
SOUTH BROOKLYN MARINE TERMINAL PIER BLDG.**

**Asset # : 2416**

| <b>Mechanical</b>  |                       | <b>Current Repair</b>        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       | <b>Priority</b> |
|--|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b>                               | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Plumbing</b>  |                       |                              |                       |                           |                       |                        |                       |                 |
| Water Heater<br>Gas Fired  | 100%                  |                              |                       | 2020                      | \$72,400              | 2                      | \$4,600               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Office Section Of Building</i>                       |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Explanation : Equipment To Be Upgraded By Propective Tenant</i> |                       |                              |                       |                           |                       |                        |                       |                 |
| <hr/>  |                       |                              |                       |                           |                       |                        |                       |                 |
| Sanitary Piping<br>Cast Iron                                       | 5%                    |                              |                       | LIFE                      | * *                   | 1                      |                       |                 |
| No Component   | 95%                   |                              |                       |                           |                       |                        |                       |                 |
| <hr/>  |                       |                              |                       |                           |                       |                        |                       |                 |
| Storm Drain Piping<br>Cast Iron                                    | 100%                  |                              |                       | LIFE                      | * *                   | 1                      |                       |                 |
| <hr/>  |                       |                              |                       |                           |                       |                        |                       |                 |
| <b>Fire Suppression</b>  |                       |                              |                       |                           |                       |                        |                       |                 |
| Standpipe<br>Generic   | 100%                  |                              |                       | 2047                      | * *                   | 1-5                    | \$160,700             |                 |
| <hr/>  |                       |                              |                       |                           |                       |                        |                       |                 |
| Sprinkler<br>Generic   | 100%                  |                              |                       | 2047                      | * *                   | 1-2                    | \$89,300              |                 |
| <hr/>  |                       |                              |                       |                           |                       |                        |                       |                 |
| Fire Pump<br>Generic   | 100%                  |                              |                       | 2036                      | * *                   | 1                      | \$59,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Water Meter Rooms</i>                                |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Explanation : Building Has Been Divided Into Two Sections</i>   |                       |                              |                       |                           |                       |                        |                       |                 |
| <hr/>  |                       |                              |                       |                           |                       |                        |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N  
**Address** : NEAR 39TH ST. PIERSHED  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.030 / 2503 **Yr Built/Renovated** : 1955 / 2012  
**Area Sq Ft** : 113,246 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors x  
**Block** : 662 **Lot** : 1 **BIN** : 3378174

| <b>CAPITAL</b>        | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,984,800           | \$257,300             |
| Interior Architecture | \$652,200             | \$338,700             |
| <b>Total</b>          | <b>\$2,637,000</b>    | <b>\$596,000</b>      |
| Importance Code A     | \$1,984,800           | \$257,300             |
| Importance Code B     | \$575,600             | \$338,700             |
| Importance Code C     | \$76,600              |                       |
| <b>Total</b>          | <b>\$2,637,000</b>    | <b>\$596,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$32,800        |                | \$14,600        |                |
| Interior Architecture | \$7,100         |                |                 |                |
| Electrical            |                 |                |                 |                |
| Mechanical            | \$3,400         | \$6,000        | \$3,900         | \$6,000        |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$6,000</b> | <b>\$18,500</b> | <b>\$6,000</b> |
| Importance Code A     | \$32,800        | \$200          | \$14,600        | \$200          |
| Importance Code B     | \$3,400         | \$5,800        | \$3,900         | \$5,800        |
| Importance Code C     | \$7,100         |                |                 |                |
| <b>Total</b>          | <b>\$43,300</b> | <b>\$6,000</b> | <b>\$18,500</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.*

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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N**  
**Asset # : 2503**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 40%        | Now               | \$375,600      | LIFE               | **             | 5           | \$19,500       |          |
| <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>   |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Building entire</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access - Report To Follow Is A Carryover From 2012 - No Sign Of Recent Work Done</i> |            |                   |                |                    |                |             |                |          |
| Fiberglass Panel   | 10%        |                   |                | 2040               | **             | 5           | \$29,200       |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 20%        | Now               | \$32,800       | 2047               | **             | 5           | \$29,200       | 1        |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 30%        | Now               | \$647,000      | 2032               | **             | 5           | \$36,500       | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>   |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, North Facade</i>   |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Steel  | 100%       | Now               | \$962,100      | 2052               | **             | 5           | \$117,900      | 1        |
| <i>Bent/Warped Elements, Extent : Severe, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 50%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 20%        |                   |                | 2047               | **             | 10          | \$102,900      |          |
| Not Accessible   | 80%        |                   |                |                    |                |             |                |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       | 0-2               | \$78,600       | LIFE               | **             | 5           | \$338,700      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N**

**Asset # : 2503**

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

Interior

Interior Walls

|                       |     |     |          |      |    |   |          |
|-----------------------|-----|-----|----------|------|----|---|----------|
| Concrete Masonry Unit | 75% | 0-2 | \$76,600 | LIFE | ** | 5 | \$28,300 |
|-----------------------|-----|-----|----------|------|----|---|----------|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                |     |  |  |      |    |    |         |
|----------------|-----|--|--|------|----|----|---------|
| Masonry: Brick | 25% |  |  | LIFE | ** | 10 | \$7,100 |
|----------------|-----|--|--|------|----|----|---------|

Ceilings

|                      |     |  |  |      |    |    |          |
|----------------------|-----|--|--|------|----|----|----------|
| Exposed Struc: Steel | 25% |  |  | LIFE | ** | 10 | \$88,800 |
|----------------------|-----|--|--|------|----|----|----------|

|                     |     |     |           |      |    |  |  |
|---------------------|-----|-----|-----------|------|----|--|--|
| Exposed Struc: Wood | 75% | 0-2 | \$408,200 | LIFE | ** |  |  |
|---------------------|-----|-----|-----------|------|----|--|--|

*Dry Rot/Decay, Extent : Moderate, Area Affected : 25%*  
*Location : Throughout*  
*Split/Cracked, Extent : Moderate, Area Affected : 50%*  
*Location : Throughout*

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

Under 600 Volts

Service Equipment

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Transformers

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Switchgear / Switchboard

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Raceway

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Panelboards

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Wiring

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Motor Controllers

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Ground

Grounding Devices

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Stand-by Power

Transfer Switches

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Generators

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Batteries

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Fuel Storage

|                |      |
|----------------|------|
| Not Accessible | 100% |
|----------------|------|

Lighting

Interior Lighting

|                |      |
|----------------|------|
| 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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL SHED - BLDG N**  
**Asset # : 2503**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Not Accessible                                | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID   | 100%              |                          |                       | 2032                      | **                    | 10                 | \$300                 |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling<br>Not Accessible                              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Not Accessible                                | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Not Accessible                           | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity                                   | 2%                |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| No Component   | 98%               |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Radiant Heater                         | 2%                |                          |                       | 2027                      | \$8,900               | 2                  | \$1,000               |                 |
| No Component   | 98%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Galv Iron/Steel                            | 100%              |                          |                       | 2032                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron                                | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sprinkler<br>Generic   | 100%              |                          |                       | 2037                      | **                    | 1-2                | \$29,000              |                 |
| Fire Pump<br>Generic   | 100%              | 0-2                      | \$1,500               | 2030                      | **                    | 1                  | \$17,400              |                 |
| <i>Damaged, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sprinkler Room, Damaged Drive Coupling</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sprinkler Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Engine Driven Fire Pump</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'  
**Address** : SECOND AVENUE & 36TH STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.S00 / 2557 **Yr Built/Renovated** :  
**Area Sq Ft** : 350 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors x  
**Block** : 662 **Lot** : 1 **BIN** : 3345836

**CAPITAL****Total**

Importance Code

**Total**

| <b>EXPENSE</b>        | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$19,300        |                |                |                |
| Interior Architecture | \$1,900         |                |                |                |
| Electrical            |                 |                |                |                |
| Mechanical            |                 |                |                |                |
| <b>Total</b>          | <b>\$21,300</b> |                |                |                |
| Importance Code A     | \$19,300        |                |                |                |
| Importance Code B     | \$1,900         |                |                |                |
| Importance Code C     | \$100           |                |                |                |
| <b>Total</b>          | <b>\$21,300</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.*

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'**  
**Asset # : 2557**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 90%               | Now                      | \$16,800              | LIFE                      | **                    | 5                  | \$900                 | 1               |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North East Corner</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Southeast Corner</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Entire</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Building Scheduled To Be Demolished - New Transformer Scheduled To Come Online In 2017</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Coiling Doors   | 10%               | Now                      | \$2,600               | 2040                      | **                    | 5                  | \$200                 |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Facade</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Facade</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers   | 100%              |                          |                       | 2030                      | **                    | 10                 |                       |                 |
| <b>Roof</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$2,300               |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete  | 65%               |                          |                       | LIFE                      | **                    | 5-10               | \$400                 |                 |
| Exposed Struc: Steel  | 35%               |                          |                       | LIFE                      | **                    | 10                 | \$400                 |                 |

| <b>Electrical</b>               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Feeders</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Under 600 Volts</b>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                  | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL TRANSFORMER BLDG. 'S'**  
**Asset # : 2557**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Panelboards                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Wiring                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting            |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 100%              |                          |                       | 2032                      | **                    | 10                 |                       |                 |
| <b>Lightning Protection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System              |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Ventilation</b>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Wall Unit                    | 100%              |                          |                       | 2027                      | \$500                 | 2                  |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : 23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION  
**Address** : 23RD ST. MARINA  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR30.001 / 2666 **Yr Built/Renovated** : 1960 /  
**Area Sq Ft** : 42,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 991 **Lot** : 50 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$76,400              | \$79,000              |
| <b>Total</b>      | <b>\$76,400</b>       | <b>\$79,000</b>       |
| Importance Code A | \$76,400              | \$79,000              |
| <b>Total</b>      | <b>\$76,400</b>       | <b>\$79,000</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$55,500        |                |                |                |
| <b>Total</b>      | <b>\$55,500</b> |                |                |                |
| Importance Code A | \$55,500        |                |                |                |
| <b>Total</b>      | <b>\$55,500</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**23RD ST. MARINA PKG. GARAGE BUILDING FOUNDATION**

**Asset # : 2666**

| <b>Piers</b>                 |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural Deck              |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 50%               |                          |  | LIFE                      | **                    | 5                  | \$78,300              |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 2%</i>                      |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Locations With Efflorescence</i>                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 2%</i>             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Concrete Deck Surface At Offshore End Of Pier</i>          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Map Cracking And Surface Spalling</i>                   |                           |                       |                    |                       |                 |
| Not Accessible               | 50%               |                          |  |                           |                       |                    |                       |                 |
| Pile Caps                    |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 93%               |                          |  | LIFE                      | **                    | 5                  | \$5,300               |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : On Cluster Caps Throughout</i>                             |                           |                       |                    |                       |                 |
| Concrete                     | 2%                | 4+                       | \$22,700   | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              |                   |                          | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Locations Throughout</i>                          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Discolor &amp; Bleeding, Extent : Moderate, Area Affected : 10%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At Shotcrete Repairs And Isolated Locations Throughout</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Locations Throughout</i>                          |                           |                       |                    |                       |                 |
| Steel                        | 5%                |                          |  | 2028                      | **                    | 5                  | \$17,300              |                 |
|                              |                   |                          | <i>Corrosion, Extent : Light, Area Affected : 100%</i>                   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
| Piles and Bracing            |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 28%               |                          |  | LIFE                      | **                    | 5                  | \$74,500              |                 |
| Concrete                     | 2%                | 4+                       | \$21,500   | LIFE                      | **                    | 5                  | \$2,700               |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 5%</i>                      |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : One Isolated Pile At Offshore End Of Pier</i>              |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : One Isolated Pile Near Center Of Pier</i>                  |                           |                       |                    |                       |                 |
| Not Accessible               | 70%               |                          |  |                           |                       |                    |                       |                 |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM  
**Address** : FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR002.020 / 2580 **Yr Built/Renovated** :  
**Area Sq Ft** : 44,650 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 03-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 36 **Lot** : 25 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$280,300             | \$142,000             |
| <b>Total</b>      | <b>\$280,300</b>      | <b>\$142,000</b>      |
| Importance Code A | \$280,300             | \$105,900             |
| Importance Code C |                       | \$36,100              |
| <b>Total</b>      | <b>\$280,300</b>      | <b>\$142,000</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>   | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|------------------|----------------|----------------|----------------|
| Piers             | \$110,600        |                |                | \$3,200        |
| <b>Total</b>      | <b>\$110,600</b> |                |                | <b>\$3,200</b> |
| Importance Code A | \$110,600        |                |                |                |
| Importance Code C |                  |                |                | \$3,200        |
| <b>Total</b>      | <b>\$110,600</b> |                |                | <b>\$3,200</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM**

**Asset # : 2580**

| 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   | 10%        |                   |                | LIFE               | **             | 5           | \$16,600       |          |
| Steel  | 20%        |                   |                | 2031               | **             | 5           | \$74,400       |          |
| <i>Corrosion, Extent : Light, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : On Hardware</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Near Pier 11</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Loose Deck Grating</i>                          |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 70%        |                   |                |                    |                |             |                |          |
| Deck Surface   |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers   | 70%        |                   |                | 2040               | **             |             |                |          |
| Topsoil  | 10%        |                   |                | 2026               |                | 5           | \$6,300        |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Concrete   | 30%        |                   |                | LIFE               | **             | 5           | \$1,800        |          |
| Timber   | 35%        |                   |                | LIFE               | **             | 4           | \$184,200      |          |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Tidal Zone</i>                                     |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 35%        |                   |                |                    |                |             |                |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$28,300       |          |
| Steel  | 10%        |                   |                | LIFE               | **             | 5           | \$137,300      |          |
| <i>Corrosion, Extent : Light, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Water</i>                                    |            |                   |                |                    |                |             |                |          |
| Timber   | 15%        |                   |                | LIFE               | **             | 4-5         | \$55,900       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Water</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Section Loss</i>                                |            |                   |                |                    |                |             |                |          |
| Timber   | 5%         | 2-4               | \$174,400      | LIFE               | **             | 4-5         | \$10,000       |          |
| <i>Displaced Elements, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Timber Piles</i>                          |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 60%        |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Steel  | 100%       |                   |                | 2025               |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM  
**Address** : BATTERY MARITIME BLDG NORTH TO NORTH SIDE OF OLD SLIP  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DSBS000.000 / 14655 **Yr Built/Renovated** :  
**Area Sq Ft** : 9,584 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 23 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$44,200              | \$44,200              |
| <b>Total</b>      | <b>\$44,200</b>       | <b>\$44,200</b>       |
| Importance Code A | \$44,200              | \$44,200              |
| <b>Total</b>      | <b>\$44,200</b>       | <b>\$44,200</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Piers             | \$7,800        |                | \$5,000        |                |
| <b>Total</b>      | <b>\$7,800</b> |                | <b>\$5,000</b> |                |
| Importance Code A | \$7,800        |                |                |                |
| Importance Code C |                |                | \$5,000        |                |
| <b>Total</b>      | <b>\$7,800</b> |                | <b>\$5,000</b> |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM**

**Asset # : 14655**

| <b>Piers</b>                 |                   | <b>Current Repair</b>                                 |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                              | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Deck</b>                  |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 40%               |   |                       | LIFE                      | **                    | 5                  | \$14,300              |                 |
| No Component                 | 5%                |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 55%               |   |                       |                           |                       |                    |                       |                 |
| <b>Deck Surface</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 95%               |   |                       | 2040                      | **                    | 5                  | \$10,000              |                 |
| No Component                 | 5%                |   |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 95%               |   |                       | LIFE                      | **                    | 5                  | \$1,200               |                 |
| No Component                 | 5%                |   |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 30%               |   |                       | LIFE                      | **                    | 5                  | \$88,400              |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 10%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Isolated In Top 2 Feet Of Piles</i>     |                       |                           |                       |                    |                       |                 |
| No Component                 | 5%                |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 65%               |   |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 95%               |   |                       | 2026                      |                       |                    |                       |                 |
| No Component                 | 5%                |   |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM  
**Address** : EAST RIVER, 17TH ST TO 18TH ST IN FRONT OF ASSET 4083  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DSBS001.000 / 14656 **Yr Built/Renovated** :  
**Area Sq Ft** : 7,300 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 25-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 991 **Lot** : 29 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$572,700             | \$791,500             |
| <b>Total</b>      | <b>\$572,700</b>      | <b>\$791,500</b>      |
| Importance Code A | \$531,100             | \$67,300              |
| Importance Code B |                       | \$682,500             |
| Importance Code C | \$41,700              | \$41,700              |
| <b>Total</b>      | <b>\$572,700</b>      | <b>\$791,500</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-------------------|-----------------|----------------|-----------------|----------------|
| Piers             | \$12,100        |                | \$25,300        |                |
| <b>Total</b>      | <b>\$12,100</b> |                | <b>\$25,300</b> |                |
| Importance Code A | \$5,300         |                |                 |                |
| Importance Code B | \$6,800         |                | \$25,300        |                |
| <b>Total</b>      | <b>\$12,100</b> |                | <b>\$25,300</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**EAST RIVER ESPLANADE PILE SUPPORTED PLATFORM**

**Asset # : 14656**

| 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              | 35%        |  |                | LIFE               | **             | 5           | \$9,500        |          |
|                       |            | <i>Cracking, Extent : Light, Area Affected : 5%</i>          |                |                    |                |             |                |          |
|                       |            | <i>Location : Throughout</i>                                 |                |                    |                |             |                |          |
| Not Accessible        | 65%        |  |                |                    |                |             |                |          |
| Deck Surface          |            |  |                |                    |                |             |                |          |
| Brick Pavers          | 100%       |  |                | 2036               | **             | 5           | \$83,300       |          |
|                       |            | <i>Other Observation, Extent : Light, Area Affected : 5%</i> |                |                    |                |             |                |          |
|                       |            | <i>Location : Isolated</i>                                   |                |                    |                |             |                |          |
|                       |            | <i>Explanation : Loose Bricks</i>                            |                |                    |                |             |                |          |
| Pile Caps             |            |  |                |                    |                |             |                |          |
| Concrete              | 100%       |  |                | LIFE               | **             | 5           | \$1,000        |          |
|                       |            | <i>Cracking, Extent : Light, Area Affected : 5%</i>          |                |                    |                |             |                |          |
|                       |            | <i>Location : Throughout</i>                                 |                |                    |                |             |                |          |
| Piles and Bracing     |            |  |                |                    |                |             |                |          |
| Steel                 | 60%        | 4+   | \$531,100      | LIFE               | **             | 5           | \$67,300       |          |
|                       |            | <i>Corrosion, Extent : Moderate, Area Affected : 30%</i>     |                |                    |                |             |                |          |
|                       |            | <i>Location : Above Mlw</i>                                  |                |                    |                |             |                |          |
| Not Accessible        | 40%        |  |                |                    |                |             |                |          |
| Fender                |            |  |                |                    |                |             |                |          |
| Wales and Chocks      |            |  |                |                    |                |             |                |          |
| Timber                | 100%       |  |                | 2036               | **             | 4           | \$39,600       |          |
| Piles                 |            |  |                |                    |                |             |                |          |
| Timber                | 60%        |  |                | 2036               | **             | 4           | \$11,000       |          |
| Not Accessible        | 40%        |  |                |                    |                |             |                |          |
| Deck Elements         |            |  |                |                    |                |             |                |          |
| Railing               |            |  |                |                    |                |             |                |          |
| Steel                 | 95%        |  |                | 2025               |                |             | \$648,400      |          |
| Steel                 | 5%         | 4+   | \$6,800        | 2027               |                |             | \$34,100       |          |
|                       |            | <i>Broken, Extent : Severe, Area Affected : 75%</i>          |                |                    |                |             |                |          |
|                       |            | <i>Location : Temporary Repair 200 Feet From North</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : FULTON FERRY LANDING PIER  
**Address** : 1 OLD FULTON STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0031.000 / 4337 **Yr Built/Renovated** : 1850 / 1995  
**Area Sq Ft** : 13,013 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Oct-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** :  
**Block** : 25 **Lot** : 1 **BIN** :

**CAPITAL**

Total

Importance Code

Total

| EXPENSE           | FY 2018         | FY 2019 | FY 2020      | FY 2021         |
|-------------------|-----------------|---------|--------------|-----------------|
| Piers             | \$13,700        |         | \$700        | \$23,700        |
| <b>Total</b>      | <b>\$13,700</b> |         | <b>\$700</b> | <b>\$23,700</b> |
| Importance Code A | \$13,700        |         |              |                 |
| Importance Code B |                 |         | \$700        |                 |
| Importance Code C |                 |         |              | \$23,700        |
| <b>Total</b>      | <b>\$13,700</b> |         | <b>\$700</b> | <b>\$23,700</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**FULTON FERRY LANDING PIER**  
**Asset # : 4337**

| Piers                 |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural            |            |                   |  |                    |                |             |                |          |
| Deck                  |            |                   |  |                    |                |             |                |          |
| Concrete              | 5%         |                   |  | LIFE               | **             | 5           | \$2,400        |          |
| Not Accessible        | 95%        |                   |  |                    |                |             |                |          |
| Deck Surface          |            |                   |  |                    |                |             |                |          |
| Concrete              | 1%         |                   |  | 2036               | **             | 5           | \$100          |          |
|                       |            |                   | <i>Cracking, Extent : Light, Area Affected : 2%</i>                |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated</i>   |                    |                |             |                |          |
| Stone Pavers          | 3%         |                   |  | 2036               | **             |             |                |          |
| Timber                | 90%        |                   |  | 2036               | **             | 5           | \$47,200       |          |
|                       |            |                   | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 2%</i> |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Throughout</i>                              |                    |                |             |                |          |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 2%</i>       |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Throughout</i>                              |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Loose Connections</i>                             |                    |                |             |                |          |
| No Component          | 6%         |                   |  |                    |                |             |                |          |
| Pile Caps             |            |                   |  |                    |                |             |                |          |
| Concrete              | 15%        |                   |  | LIFE               | **             | 5           | \$300          |          |
|                       |            |                   | <i>Spalling, Extent : Light, Area Affected : 2%</i>                |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated</i>   |                    |                |             |                |          |
| Not Accessible        | 85%        |                   |  |                    |                |             |                |          |
| Piles and Bracing     |            |                   |  |                    |                |             |                |          |
| Concrete              | 30%        |                   |  | LIFE               | **             | 5           | \$24,700       |          |
|                       |            |                   | <i>Erosion, Extent : Light, Area Affected : 10%</i>                |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated In Tidal Zone</i>                           |                    |                |             |                |          |
| Not Accessible        | 70%        |                   |  |                    |                |             |                |          |
| Fender                |            |                   |  |                    |                |             |                |          |
| Piles                 |            |                   |  |                    |                |             |                |          |
| Timber                | 15%        |                   |  | 2036               | **             | 4           | \$1,500        |          |
|                       |            |                   | <i>Rotting/Splitting, Extent : Light, Area Affected : 30%</i>      |                    |                |             |                |          |
|                       |            |                   | <i>Location : Above Mlw Elevation</i>                              |                    |                |             |                |          |
|                       |            |                   | <i>Worn, Extent : Light, Area Affected : 20%</i>                   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Tidal Zone</i>                                       |                    |                |             |                |          |
| No Component          | 70%        |                   |  |                    |                |             |                |          |
| Not Accessible        | 15%        |                   |  |                    |                |             |                |          |
| Deck Elements         |            |                   |  |                    |                |             |                |          |
| Railing               |            |                   |  |                    |                |             |                |          |
| Steel                 | 100%       |                   |  | 2025               |                |             |                |          |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HARBOR CHARLIE CONCRETE WHARF, PIER  
**Address** : FOOT OF 63RD ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR032.010 / 13544 **Yr Built/Renovated** :  
**Area Sq Ft** : 15,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5778 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Piers             | \$1,100        |                |                | \$2,800        |
| <b>Total</b>      | <b>\$1,100</b> |                |                | <b>\$2,800</b> |
| Importance Code A |                |                |                |                |
| Importance Code B | \$1,100        |                |                | \$2,800        |
| <b>Total</b>      | <b>\$1,100</b> |                |                | <b>\$2,800</b> |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HARBOR CHARLIE CONCRETE WHARF, PIER**  
**Asset # : 13544**

| <b>Piers</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$28,000              |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,000               |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$33,200              |                 |
| Not Accessible  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Coping/Curb</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 20%               |                          |                       | 2033                      | **                    | 4                  | \$3,400               |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 30%               |                          |                       | 2033                      | **                    | 4                  | \$2,300               |                 |
| Timber  | 5%                | Now                      | \$1,100               | 2037                      | **                    | 4                  | \$400                 |                 |
| <i>Loose Connections, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : One Fender Pile Disconnected From Wharf Face</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 35%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HIGH LEVEL DECK (WHARF)  
**Address** : FOOT OF E 96TH ST TO NO. SIDE E 94TH ST. SUB 2 A/T, SUB 1 BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR099.000 / 13847 **Yr Built/Renovated** :  
**Area Sq Ft** : 6,295 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 06-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1573 **Lot** : 52 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$764,200             |                       |
| <b>Total</b>      | <b>\$764,200</b>      |                       |
| Importance Code A | \$320,100             |                       |
| Importance Code B | \$444,100             |                       |
| <b>Total</b>      | <b>\$764,200</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Piers             |                |                |                |                |
| <b>Total</b>      |                |                |                |                |
| Importance Code A |                |                |                |                |
| <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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HIGH LEVEL DECK (WHARF)**  
**Asset # : 13847**

| Piers  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural Deck  |            |                   |                |                    |                |             |                |          |
| Concrete   | 20%        | 4+                | \$72,200       | LIFE               | **             | 5           | \$2,300        |          |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Offshore Surface Entire Length</i>   |            |                   |                |                    |                |             |                |          |
| Concrete   | 80%        |                   |                | LIFE               | **             | 5           | \$9,400        |          |
| <i>Cracking, Extent : Moderate, Area Affected : 25%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout With Efflorescence</i>  |            |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Timber   | 25%        | 4+                | \$78,100       | LIFE               | **             | 4           | \$12,400       |          |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Outboard Ends Of Pile Caps And Along Line Cap</i>                              |            |                   |                |                    |                |             |                |          |
| Timber   | 15%        | Now               | \$46,900       | LIFE               | **             | 4           | \$7,400        |          |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Line Cap</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 60%        |                   |                |                    |                |             |                |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Timber   | 25%        |                   |                | LIFE               | **             | 4-5         | \$7,100        |          |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout At Abandoned Hardware Holes In Piles And In Tidal Zone</i> |            |                   |                |                    |                |             |                |          |
| Timber   | 25%        | 2-4               | \$123,000      | LIFE               | **             | 4-5         | \$7,100        |          |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Braces Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated At Abandoned Hardware Holes And In Tidal Zone</i>                     |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 50%        |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Deck Surface   |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers   | 100%       |                   |                | 2034               | **             | 5           |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Steel  | 100%       |                   |                | 2020               | \$444,100      |             |                |          |
| <i>Missing Coating, Extent : Light, Area Affected : 5%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>  |            |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HIGH LEVEL PLATFORM INSHORE OUT AT PIER 4  
**Address** : FOOT OF 58TH STREET NEAR BROOKLYN ARMY TERMINAL  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR050.000 / 13548 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 13,125 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5778 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$31,600        |                |                |                |
| <b>Total</b>      | <b>\$31,600</b> |                |                |                |
| Importance Code A | \$31,600        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$31,600</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HIGH LEVEL PLATFORM INSHORE OUT AT PIER 4**  
**Asset # : 13548**

| 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              | 90%        |                   |   | LIFE               | **             | 5           | \$22,000       |          |
|                       |            |                   | <i>Cracking, Extent : Light, Area Affected : 2%</i>                   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Throughout</i>                                 |                    |                |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Light, Area Affected : 2%</i>                   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Throughout</i>                                 |                    |                |             |                |          |
| Not Accessible        | 10%        |                   |   |                    |                |             |                |          |
| Deck Surface          |            |                   |   |                    |                |             |                |          |
| Concrete              | 20%        |                   |   | 2037               | **             | 5           | \$1,800        |          |
| No Component          | 80%        |                   |   |                    |                |             |                |          |
| Pile Caps             |            |                   |   |                    |                |             |                |          |
| Concrete              | 99%        |                   |   | LIFE               | **             | 5           | \$900          |          |
|                       |            |                   | <i>Spalling, Extent : Light, Area Affected : 2%</i>                   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Typical Throughout</i>                                  |                    |                |             |                |          |
| Concrete              | 1%         | 0-2               | \$3,500   | LIFE               | **             | 5           |                |          |
|                       |            |                   | <i>Spalling, Extent : Severe, Area Affected : 100%</i>                |                    |                |             |                |          |
|                       |            |                   | <i>Location : At Southwest Corner End Of Sheet Pile Bulkhead</i>      |                    |                |             |                |          |
| Piles and Bracing     |            |                   |   |                    |                |             |                |          |
| Concrete              | 50%        | 4+                | \$28,000  | LIFE               | **             | 5           | \$20,800       |          |
|                       |            |                   | <i>Spalling, Extent : Light, Area Affected : 2%</i>                   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Typical Throughout. Isolated Piles More Significant</i> |                    |                |             |                |          |
| Not Accessible        | 50%        |                   |   |                    |                |             |                |          |
| Deck Elements         |            |                   |   |                    |                |             |                |          |
| Railing               |            |                   |   |                    |                |             |                |          |
| Steel                 | 100%       |                   |   | 2023               |                |             |                |          |
|                       |            |                   | <i>Corrosion, Extent : Light, Area Affected : 10%</i>                 |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|                       |            |                   | <i>Missing Coating, Extent : Light, Area Affected : 50%</i>           |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854  
**Address** : NO. SIDE OF CON ED FACILITY AT FOOT OF W 201 ST HARLEM RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR061.000 / 13803 **Yr Built/Renovated** :  
**Area Sq Ft** : 1,790 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2184 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$306,100             |                       |
| <b>Total</b>      | <b>\$306,100</b>      |                       |
| Importance Code A | \$159,400             |                       |
| Importance Code B | \$146,700             |                       |
| <b>Total</b>      | <b>\$306,100</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$50,400        |                |                |                |
| <b>Total</b>      | <b>\$50,400</b> |                |                |                |
| Importance Code A | \$39,100        |                |                |                |
| Importance Code B | \$11,200        |                |                |                |
| <b>Total</b>      | <b>\$50,400</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854**

**Asset # : 13803**

| Piers  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural Deck  |            |                   |                |                    |                |             |                |          |
| Timber   | 90%        | 4+                | \$143,400      | LIFE               | **             | 5           | \$6,800        |          |
| Aging, Extent : Moderate, Area Affected : 100%                   |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Rotting/Splitting, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |          |
| Location : Isolated Throughout And At Ends Of Stringers          |            |                   |                |                    |                |             |                |          |
| Timber   | 10%        | Now               | \$15,900       | LIFE               | **             | 5           | \$800          |          |
| Broken, Extent : Moderate, Area Affected : 100%                  |            |                   |                |                    |                |             |                |          |
| Location : At North End Of Dock                                  |            |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Severe, Area Affected : 50%          |            |                   |                |                    |                |             |                |          |
| Location : At Center Of Deck                                     |            |                   |                |                    |                |             |                |          |
| Explanation : Fire Damage  |            |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Timber   | 80%        |                   |                | LIFE               | **             | 4           | \$11,300       |          |
| Rotting/Splitting, Extent : Light, Area Affected : 10%           |            |                   |                |                    |                |             |                |          |
| Location : At Ends Of Pile Caps                                  |            |                   |                |                    |                |             |                |          |
| Timber   | 15%        | 2-4               | \$5,300        | LIFE               | **             | 4           | \$2,100        |          |
| Rotting/Splitting, Extent : Severe, Area Affected : 100%         |            |                   |                |                    |                |             |                |          |
| Location : At Southern Pile Cap Of Wharf                         |            |                   |                |                    |                |             |                |          |
| Timber   | 5%         | Now               | \$4,400        | LIFE               | **             | 4           | \$700          |          |
| Rotting/Splitting, Extent : Severe, Area Affected : 100%         |            |                   |                |                    |                |             |                |          |
| Location : Severe Rot At Offshore Ends Of Timber Pile Caps       |            |                   |                |                    |                |             |                |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Timber   | 45%        |                   |                | LIFE               | **             | 4-5         | \$3,600        |          |
| Rotting/Splitting, Extent : Light, Area Affected : 20%           |            |                   |                |                    |                |             |                |          |
| Location : Throughout Tidal Zone And Above Mhw Elevation         |            |                   |                |                    |                |             |                |          |
| Timber   | 15%        | 2-4               | \$21,000       | LIFE               | **             | 4-5         | \$1,200        |          |
| Rotting/Splitting, Extent : Severe, Area Affected : 100%         |            |                   |                |                    |                |             |                |          |
| Location : Partial Bearing And Rot In Tidal Zone On Timber Piles |            |                   |                |                    |                |             |                |          |
| Timber   | 10%        | Now               | \$8,400        | LIFE               | **             | 4-5         | \$800          |          |
| Other Observation, Extent : Severe, Area Affected : 10%          |            |                   |                |                    |                |             |                |          |
| Location : At Tops Of Timber Piles, Throughout Asset             |            |                   |                |                    |                |             |                |          |
| Explanation : Non-bearing  |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 30%        |                   |                |                    |                |             |                |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Wales and Chocks   |            |                   |                |                    |                |             |                |          |
| Timber   | 100%       | Now               | \$35,200       | 2039               | **             | 4           | \$8,800        |          |
| Missing Part, Extent : Severe, Area Affected : 100%              |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Piles  |            |                   |                |                    |                |             |                |          |
| Timber   | 100%       | Now               | \$111,500      | 2039               | **             | 4           | \$4,100        |          |
| Broken, Extent : Severe, Area Affected : 50%                     |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Rotting/Splitting, Extent : Severe, Area Affected : 80%          |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |

**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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HIGH-LEVEL DECK (WHARF) INFRONT OF ASSET 13854**  
**Asset # : 13803**

| <b>Piers</b>  |                  | <b>Current Repair</b>  |                  | <b>Future Replacement</b> |             | <b>Maintenance</b>    |              |                       |                 |
|---------------|------------------|--|------------------|---------------------------|-------------|-----------------------|--------------|-----------------------|-----------------|
| <b>System</b> | <b>Component</b> | <b>% of</b>  | <b>Fail Date</b> | <b>Estimated Cost</b>     | <b>Year</b> | <b>Estimated Cost</b> | <b>Cycle</b> | <b>Estimated Cost</b> | <b>Priority</b> |
|               | <b>Type</b>      | <b>Total</b>   | <b>(Years)</b>   |                           | <b>FY</b>   |                       | <b>(Yrs)</b> |                       |                 |
| Deck Elements |                  |  |                  |                           |             |                       |              |                       |                 |
|               | Coping/Curb      |  |                  |                           |             |                       |              |                       |                 |
|               | Timber           | 40%  | 4+               | \$4,500                   | LIFE        |                       | * *          |                       |                 |
|               |                  | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i> |                  |                           |             |                       |              |                       |                 |
|               |                  | <i>Location : Throughout</i>                                     |                  |                           |             |                       |              |                       |                 |
|               | Timber           | 60%  | Now              | \$6,700                   | LIFE        |                       | * *          |                       |                 |
|               |                  | <i>Broken, Extent : Severe, Area Affected : 100%</i>             |                  |                           |             |                       |              |                       |                 |
|               |                  | <i>Location : Missing Sections At North And South Ends</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HIGH-LEVEL DECK (WHARF) W/RIPRAP & TIMBER DOLPHINS. PIER  
**Address** : W 157 TO W 160 ST TWO B&LS NO END IN BL2106.997 SUB 1 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP052.000 / 13821 **Yr Built/Renovated** :  
**Area Sq Ft** : 27,750 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2105 **Lot** : 51 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$143,900             | \$2,834,100           |
| <b>Total</b>      | <b>\$143,900</b>      | <b>\$2,834,100</b>    |
| Importance Code A | \$74,900              | \$128,000             |
| Importance Code B | \$69,000              | \$1,054,600           |
| Importance Code C |                       | \$1,651,500           |
| <b>Total</b>      | <b>\$143,900</b>      | <b>\$2,834,100</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>   | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|------------------|----------------|----------------|-----------------|
| Piers             | \$107,000        |                |                | \$24,600        |
| <b>Total</b>      | <b>\$107,000</b> |                |                | <b>\$24,600</b> |
| Importance Code A | \$39,300         |                |                |                 |
| Importance Code B | \$18,700         |                |                | \$1,700         |
| Importance Code C | \$49,000         |                |                | \$22,900        |
| <b>Total</b>      | <b>\$107,000</b> |                |                | <b>\$24,600</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HIGH-LEVEL DECK (WHARF) W/RIPRAP & TIMBER DOLPHINS. PIER**  
**Asset # : 13821**

| Piers   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural Deck   |            |                   |                |                    |                |             |                |          |
| Concrete  | 2%         | 4+                | \$19,100       | LIFE               | **             | 5           | \$1,000        |          |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i><br><i>Location : At 75 Feet And From 540 Feet To 570 Feet From South. Both Locations With Exposed Reinforcement.</i><br><i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Isolated Locations</i><br><i>Explanation : Map Crack With Efflorescence And Delaminated Areas.</i> |            |                   |                |                    |                |             |                |          |
| Concrete  | 38%        |                   |                | LIFE               | **             | 5           | \$19,600       |          |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i><br><i>Location : Throughout</i><br><i>Explanation : Efflorescence At Deck Joints Between Deck Planks</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 60%        |                   |                |                    |                |             |                |          |
| Deck Surface Asphalt  | 100%       |                   |                | 2033               | **             | 5           | \$30,600       |          |
| <i>Cracking, Extent : Light, Area Affected : 2%</i><br><i>Location : Above Pilecaps Throughout</i><br><i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i><br><i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Pile Caps Concrete  | 75%        |                   |                | LIFE               | **             | 5           | \$1,400        |          |
| <i>Cracking, Extent : Light, Area Affected : 30%</i><br><i>Location : Isolated Corrosion Cracks Throughout</i><br><i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 20%</i><br><i>Location : Isolated Throughout</i><br><i>Spalling, Extent : Light, Area Affected : 5%</i><br><i>Location : Throughout At Edges</i>                                    |            |                   |                |                    |                |             |                |          |
| Concrete  | 25%        | 4+                | \$74,900       | LIFE               | **             | 5           | \$500          |          |
| <i>Cracking, Extent : Severe, Area Affected : 10%</i><br><i>Location : Horizontal Cracking With Delamination And Rust Staining, Along Bottom Of Pile Caps At Isolated Caps</i>  |            |                   |                |                    |                |             |                |          |
| Piles and Bracing Steel   | 30%        | 4+                | \$20,200       | LIFE               | **             | 5           | \$128,000      |          |
| <i>Corrosion, Extent : Moderate, Area Affected : 50%</i><br><i>Location : Near Mean Low Water Elevation And In Splash Zone</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 70%        |                   |                |                    |                |             |                |          |
| Fender Buffer Rubber  | 10%        |                   |                | 2033               | **             | 4-5         | \$2,900        |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i><br><i>Location : Isolated At Hardware</i><br><i>Explanation : Corrosion Of Attachment Hardware</i>   |            |                   |                |                    |                |             |                |          |
| No Component  | 90%        |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HIGH-LEVEL DECK (WHARF) W/RIPRAP & TIMBER DOLPHINS. PIER**  
**Asset # : 13821**

| Piers   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Fender  |            |                   |                |                    |                |             |                |          |
| Wales and Chocks  |            |                   |                |                    |                |             |                |          |
| Steel   | 15%        | Now               | \$69,000       | 2039               | **             | 3-5         | \$5,600        |          |
| <i>Buckling, Extent : Severe, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : At Impact Location South End Of Wale</i>  |            |                   |                |                    |                |             |                |          |
| <i>Corrosion, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| No Component  | 85%        |                   |                |                    |                |             |                |          |
| Pile Cluster  |            |                   |                |                    |                |             |                |          |
| Timber  | 60%        |                   |                | 2025               | \$1,009,600    | 4-10        | \$351,100      |          |
| <i>Worn, Extent : Light, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Above Mlw Elevation</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 33%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Tidal Zone</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Corrosion Of Cable Wrapping</i>  |            |                   |                |                    |                |             |                |          |
| Timber  | 20%        | 4+                | \$33,700       | 2025               | \$336,500      | 4           | \$15,300       |          |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 5%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated At Timber Located Above Mlw</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 33%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : At Bottom Cable Wraps, In Tidal Zone</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Corrosion Of Cable Wraps</i>   |            |                   |                |                    |                |             |                |          |
| No Component  | 20%        |                   |                |                    |                |             |                |          |
| Deck Elements   |            |                   |                |                    |                |             |                |          |
| Railing   |            |                   |                |                    |                |             |                |          |
| Steel   | 3%         | 4+                | \$6,300        | 2022               | \$31,600       |             |                |          |
| <i>Corrosion, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : At North End Of Asset</i>   |            |                   |                |                    |                |             |                |          |
| <i>Missing Coating, Extent : Severe, Area Affected : 100%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : At Station 11+00 To 11+30 (North End Of Asset)</i>                                |            |                   |                |                    |                |             |                |          |
| Steel   | 97%        |                   |                | 2022               | \$1,023,000    |             |                |          |
| <i>Missing Coating, Extent : Light, Area Affected : 5%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Southern 1100 Feet Of Asset</i>  |            |                   |                |                    |                |             |                |          |
| Coping/Curb   |            |                   |                |                    |                |             |                |          |
| Concrete  | 5%         | 4+                | \$11,300       | LIFE               | **             |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : At Roadside Of Parapet, 150 Feet from South And Isolated Other</i>                |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : At Roadside Of Parapet, Stations 1+50 To 2+00 (From South) And Isolated Other</i> |            |                   |                |                    |                |             |                |          |
| Concrete  | 95%        |                   |                | LIFE               | **             |             |                |          |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : At Roadside And Riverside Throughout</i>  |            |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NAVY HOMEPORT CONCRETE PIER  
**Address** : FOOT OF WAVE ST. & MURRY HULBERT  
**Borough** : STATEN ISLAND      **Agency's Number** : N/A  
**Program / Asset #** : DGS0047.030 / 13504      **Yr Built/Renovated** :  
**Area Sq Ft** : 131,595      **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Dec-2014      **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 487      **Lot** : 110      **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$94,700              | \$110,300             |
| <b>Total</b>      | <b>\$94,700</b>       | <b>\$110,300</b>      |
| Importance Code A |                       | \$110,300             |
| Importance Code B | \$94,700              |                       |
| <b>Total</b>      | <b>\$94,700</b>       | <b>\$110,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b>  | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|-----------------|----------------|----------------|
| Piers             |                | \$12,300        |                | \$4,900        |
| <b>Total</b>      |                | <b>\$12,300</b> |                | <b>\$4,900</b> |
| Importance Code B |                | \$12,300        |                | \$4,900        |
| <b>Total</b>      |                | <b>\$12,300</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NAVY HOMEPORT CONCRETE PIER**  
**Asset # : 13504**

| Piers                              |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------|------------|---|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type              | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural Deck                    |            |   |                |                    |                |             |                |          |
| Concrete                           | 45%        |   |                | LIFE               | **             | 5           | \$110,300      |          |
|                                    |            | <i>Cracking, Extent : Light, Area Affected : 25%</i>                    |                |                    |                |             |                |          |
|                                    |            | <i>Location : Throughout</i>  |                |                    |                |             |                |          |
| Not Accessible                     | 55%        |   |                |                    |                |             |                |          |
| Piles and Bracing                  |            |   |                |                    |                |             |                |          |
| Not Accessible                     | 100%       |   |                |                    |                |             |                |          |
| Fender Buffer                      |            |   |                |                    |                |             |                |          |
| Rubber                             | 55%        | Now   | \$94,700       | 2041               | **             | 4-5         | \$27,000       |          |
|                                    |            | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>              |                |                    |                |             |                |          |
|                                    |            | <i>Location : Nine Missing Fenders</i>                                  |                |                    |                |             |                |          |
| Rubber                             | 45%        |   |                | 2029               | **             | 4-5         | \$34,300       |          |
| Facing Concrete                    | 90%        |   |                | LIFE               | **             |             |                |          |
|                                    |            | <i>Other Observation, Extent : Light, Area Affected : 25%</i>           |                |                    |                |             |                |          |
|                                    |            | <i>Location : In Tidal Zone Of Vertical Concrete Aprons Around Pier</i> |                |                    |                |             |                |          |
|                                    |            | <i>Explanation : Light Spalling And Cracking</i>                        |                |                    |                |             |                |          |
| Not Accessible                     | 10%        |   |                |                    |                |             |                |          |
| Deck Elements Coping/Curb Concrete | 100%       |   |                | LIFE               | **             |             |                |          |
|                                    |            | <i>Spalling, Extent : Light, Area Affected : 2%</i>                     |                |                    |                |             |                |          |
|                                    |            | <i>Location : Isolated Locations Throughout</i>                         |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 16, EAST RIVER  
**Address** : PIER 16 EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP003.010 / 1769 **Yr Built/Renovated** : 1902 /  
**Area Sq Ft** : 40,713 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 73 **Lot** : 8 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$555,900             | \$1,064,000           |
| <b>Total</b>      | <b>\$555,900</b>      | <b>\$1,064,000</b>    |
| Importance Code A | \$109,900             | \$41,700              |
| Importance Code B | \$218,700             | \$952,500             |
| Importance Code C | \$227,300             | \$69,800              |
| <b>Total</b>      | <b>\$555,900</b>      | <b>\$1,064,000</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|-----------------|----------------|----------------|-----------------|
| Piers             | \$56,400        | \$2,700        |                | \$26,100        |
| <b>Total</b>      | <b>\$56,400</b> | <b>\$2,700</b> |                | <b>\$26,100</b> |
| Importance Code A | \$18,200        |                |                |                 |
| Importance Code B | \$38,200        | \$2,700        |                | \$26,100        |
| Importance Code C |                 |                |                |                 |
| <b>Total</b>      | <b>\$56,400</b> | <b>\$2,700</b> |                | <b>\$26,100</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 16, EAST RIVER**  
**Asset # : 1769**

| Piers<br>System<br>Component<br>Type | Current Repair |   |                | Future Replacement |                | Maintenance    |                | Priority |
|--------------------------------------|----------------|---|----------------|--------------------|----------------|----------------|----------------|----------|
|                                      | % of<br>Total  | Fail Date<br>(Years)  | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural                           |                |   |                |                    |                |                |                |          |
| Deck                                 |                |   |                |                    |                |                |                |          |
| Concrete                             | 53%            |   |                | LIFE               | **             | 5              | \$40,200       |          |
| Concrete                             | 2%             | Now   | \$14,000       | LIFE               | **             | 5              | \$1,500        |          |
|                                      |                | <i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%</i> |                |                    |                |                |                |          |
|                                      |                | <i>Location : Corroded Strands Within Spalls</i>                        |                |                    |                |                |                |          |
|                                      |                | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                 |                |                    |                |                |                |          |
|                                      |                | <i>Location : Deck Soffit Between Bents 18 - 20 And 48-49</i>           |                |                    |                |                |                |          |
| Not Accessible                       | 45%            |   |                |                    |                |                |                |          |
| Deck Surface                         |                |   |                |                    |                |                |                |          |
| Timber                               | 75%            |   |                | 2033               | **             | 5              | \$123,100      |          |
| Timber                               | 10%            | 2-4   | \$106,300      | 2039               | **             | 5              | \$8,200        |          |
|                                      |                | <i>Cracking, Extent : Light, Area Affected : 60%</i>                    |                |                    |                |                |                |          |
|                                      |                | <i>Location : Throughout</i>  |                |                    |                |                |                |          |
|                                      |                | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>    |                |                    |                |                |                |          |
|                                      |                | <i>Location : Throughout</i>  |                |                    |                |                |                |          |
| Not Accessible                       | 5%             |   |                |                    |                |                |                |          |
|                                      |                | <i>Other Observation, Extent : Light, Area Affected : 0%</i>            |                |                    |                |                |                |          |
|                                      |                | <i>Location :</i>   |                |                    |                |                |                |          |
|                                      |                | <i>Explanation : Under Cafe And Under Museum</i>                        |                |                    |                |                |                |          |
| Under Construction                   | 10%            |   |                |                    |                |                |                |          |
| Firewalls                            |                |   |                |                    |                |                |                |          |
| Concrete                             | 8%             |   |                | LIFE               | **             | 5              | \$400          |          |
| Concrete                             | 2%             | Now   | \$4,200        | LIFE               | **             | 5              | \$100          |          |
|                                      |                | <i>Spalling, Extent : Severe, Area Affected : 5%</i>                    |                |                    |                |                |                |          |
|                                      |                | <i>Location : Typical Along Bottom Edge Within Tidal Zone</i>           |                |                    |                |                |                |          |
| No Component                         | 90%            |   |                |                    |                |                |                |          |
| Pile Caps                            |                |   |                |                    |                |                |                |          |
| Concrete                             | 10%            | 4+  | \$109,900      | LIFE               | **             | 5              | \$300          |          |
|                                      |                | <i>Erosion, Extent : Moderate, Area Affected : 50%</i>                  |                |                    |                |                |                |          |
|                                      |                | <i>Location : Throughout Within Tidal Zone</i>                          |                |                    |                |                |                |          |
|                                      |                | <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                  |                |                    |                |                |                |          |
|                                      |                | <i>Location : Isolated Throughout</i>                                   |                |                    |                |                |                |          |
| Timber                               | 90%            |   |                | LIFE               | **             | 4              | \$287,900      |          |
|                                      |                | <i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>            |                |                    |                |                |                |          |
|                                      |                | <i>Location : Isolated Throughout</i>                                   |                |                    |                |                |                |          |
| Piles and Bracing                    |                |   |                |                    |                |                |                |          |
| Not Accessible                       | 100%           |   |                |                    |                |                |                |          |
|                                      |                | <i>Other Observation, Extent : Light, Area Affected : 0%</i>            |                |                    |                |                |                |          |
|                                      |                | <i>Location :</i>   |                |                    |                |                |                |          |
|                                      |                | <i>Explanation : 80 Percent Encased; 20 Percent Wrapped</i>             |                |                    |                |                |                |          |
| Fender                               |                |   |                |                    |                |                |                |          |

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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 16, EAST RIVER**  
**Asset # : 1769**

| Piers   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Fender  |            |                   |                |                    |                |             |                |          |
| Buffer  |            |                   |                |                    |                |             |                |          |
| Rubber  | 5%         | Now               | \$5,200        | 2039               | **             | 4-5         | \$900          |          |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : East End Of Pier On Ferry Fender Posts</i>            |            |                   |                |                    |                |             |                |          |
| Rubber  | 5%         |                   |                | 2033               | **             | 4-5         | \$1,400        |          |
| No Component  | 90%        |                   |                |                    |                |             |                |          |
| Wales and Chocks  |            |                   |                |                    |                |             |                |          |
| Timber  | 90%        |                   |                | 2033               | **             | 4           | \$51,700       |          |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Timber  | 10%        | Now               | \$23,000       | 2039               | **             | 4           | \$5,700        |          |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 40%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mhw Throughout</i>                              |            |                   |                |                    |                |             |                |          |
| Piles   |            |                   |                |                    |                |             |                |          |
| Timber  | 20%        | Now               | \$145,800      | 2039               | **             | 4           | \$5,300        |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Timber  | 10%        | 2-4               | \$72,900       | 2039               | **             | 4           | \$2,700        |          |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn, Extent : Severe, Area Affected : 30%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mlw Throughout</i>                              |            |                   |                |                    |                |             |                |          |
| Timber  | 20%        |                   |                | 2027               |                | 4           | \$8,000        |          |
| <i>Worn, Extent : Moderate, Area Affected : 25%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : In Tidal Zone</i>                                     |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 50%        |                   |                |                    |                |             |                |          |
| Pile Cluster  |            |                   |                |                    |                |             |                |          |
| Timber  | 60%        | Now               | \$59,400       | 2029               | **             | 4           | \$2,700        |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Two Clusters At East End Of Pier</i>                  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 40%        |                   |                |                    |                |             |                |          |
| Deck Elements   |            |                   |                |                    |                |             |                |          |
| Railing   |            |                   |                |                    |                |             |                |          |
| Steel   | 5%         | 4+                | \$9,500        | 2024               | \$47,500       |             |                |          |
| <i>Displaced Elements, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout Impact Damage</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Loose Connections, Extent : Moderate, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout At Bolted Connections With Timber Deck</i> |            |                   |                |                    |                |             |                |          |
| Steel   | 80%        |                   |                | 2022               | \$759,200      |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Paint Loss And Rusting</i>                         |            |                   |                |                    |                |             |                |          |
| No Component  | 15%        |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 35  
**Address** : EAST RIVER, PIER 35 BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP005.031 / 1770 **Yr Built/Renovated** :  
**Area Sq Ft** : 27,677 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 23-Jul-2007 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 241 **Lot** : 13 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$134,200             | \$136,700             |
| <b>Total</b>      | <b>\$134,200</b>      | <b>\$136,700</b>      |
| Importance Code A | \$134,200             | \$136,700             |
| <b>Total</b>      | <b>\$134,200</b>      | <b>\$136,700</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$50,500        |                | \$6,900        |                |
| <b>Total</b>      | <b>\$50,500</b> |                | <b>\$6,900</b> |                |
| Importance Code A | \$14,400        |                |                |                |
| Importance Code B | \$36,200        |                | \$6,900        |                |
| <b>Total</b>      | <b>\$50,500</b> |                | <b>\$6,900</b> |                |



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

## DEPT. OF SMALL BUSINESS SERV. - 801

## PIER 35

## Asset # : 1770

| 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   | 98%        |                   |                | LIFE               | **             | 5           | \$50,500       |          |
| <i>Cracking, Extent : Light, Area Affected : 1%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Minor Shrinkage Cracking At Underside Of Deck And On Top Of Deck</i> |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Light, Area Affected : 1%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated At Underside Of Precast Deck Planks</i>                     |            |                   |                |                    |                |             |                |          |
| Concrete   | 2%         | 4+                | \$3,200        | LIFE               | **             | 5           | \$1,000        |          |
| <i>Broken, Extent : Moderate, Area Affected : 25%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Along Edge Of Concrete Curb And Underside Of Edge Beam</i>           |            |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Concrete   | 5%         | 4+                | \$11,200       | LIFE               | **             | 5           | \$100          |          |
| <i>Spalling, Extent : Light, Area Affected : 100%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated At Bottom Edges And Along Pile Cap Faces</i>                |            |                   |                |                    |                |             |                |          |
| Concrete   | 75%        |                   |                | LIFE               | **             | 5           | \$1,400        |          |
| <i>Cracking, Extent : Light, Area Affected : 20%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 20%        |                   |                |                    |                |             |                |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Steel  | 20%        | 4+                | \$134,200      | LIFE               | **             | 5           | \$85,100       |          |
| <i>Corrosion, Extent : Light, Area Affected : 10%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mean Low Water</i>   |            |                   |                |                    |                |             |                |          |
| <i>Damaged Concrete Jacket, Extent : Light, Area Affected : 5%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mean Low Water</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 80%        |                   |                |                    |                |             |                |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Buffer   |            |                   |                |                    |                |             |                |          |
| Rubber   | 59%        |                   |                | 2028               | **             | 4-5         | \$6,200        |          |
| Rubber   | 1%         | Now               | \$400          | 2034               | **             | 4-5         | \$100          |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Near South Eastern Corner</i>  |            |                   |                |                    |                |             |                |          |
| No Component   | 40%        |                   |                |                    |                |             |                |          |
| Wales and Chocks   |            |                   |                |                    |                |             |                |          |
| Timber   | 55%        |                   |                | 2028               | **             | 4           | \$12,000       |          |
| Timber   | 5%         | Now               | \$8,700        | 2034               | **             | 4           | \$1,100        |          |
| <i>Loose Connections, Extent : Moderate, Area Affected : 35%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Southeast Corner</i>   |            |                   |                |                    |                |             |                |          |
| <i>Missing Part, Extent : Severe, Area Affected : 35%</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Location : Southwest Corner</i>   |            |                   |                |                    |                |             |                |          |
| No Component   | 40%        |                   |                |                    |                |             |                |          |
| Piles  |            |                   |                |                    |                |             |                |          |
| Timber   | 30%        | 4+                | \$24,800       | 2028               | **             | 4           | \$3,000        |          |
| <i>Worn, Extent : Light, Area Affected : 10%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location :</i>  |            |                   |                |                    |                |             |                |          |
| No Component   | 40%        |                   |                |                    |                |             |                |          |
| Not Accessible   | 30%        |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 36  
**Address** : EAST RIVER BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP005.032 / 1771 **Yr Built/Renovated** :  
**Area Sq Ft** : 342,515 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 241 **Lot** : 13 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$3,199,300           | \$3,303,300           |
| <b>Total</b>      | <b>\$3,199,300</b>    | <b>\$3,303,300</b>    |
| Importance Code A | \$3,064,100           | \$2,194,100           |
| Importance Code B |                       | \$1,018,700           |
| Importance Code C | \$135,200             | \$90,500              |
| <b>Total</b>      | <b>\$3,199,300</b>    | <b>\$3,303,300</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-------------------|-----------------|----------------|-----------------|-----------------|
| Piers             | \$21,300        |                | \$38,400        | \$10,200        |
| <b>Total</b>      | <b>\$21,300</b> |                | <b>\$38,400</b> | <b>\$10,200</b> |
| Importance Code A | \$15,000        |                |                 |                 |
| Importance Code B | \$6,300         |                | \$38,400        | \$10,200        |
| Importance Code C |                 |                |                 |                 |
| <b>Total</b>      | <b>\$21,300</b> |                | <b>\$38,400</b> | <b>\$10,200</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.

## DEPT. OF SMALL BUSINESS SERV. - 801

## PIER 36

Asset #: 1771

| 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   | 50%        |                   |                | LIFE               | **             | 5           | \$638,200      |          |
| Concrete   | 5%         | 4+                | \$98,200       | LIFE               | **             | 5           | \$31,900       |          |
| <i>Spalling, Extent : Severe, Area Affected : 10%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : At Bottom Of Edge Beam And Underside Of Deck</i>         |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Locations At Bottom Of Edge Beam</i>            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Delamination</i>                                      |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 45%        |                   |                |                    |                |             |                |          |
| Deck Surface Asphalt   | 20%        |                   |                | 2036               | **             | 5           | \$75,600       |          |
| <i>Cracking, Extent : Light, Area Affected : 2%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Concrete   | 45%        |                   |                | 2036               | **             | 5           | \$105,500      |          |
| <i>Cracking, Extent : Moderate, Area Affected : 5%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Light, Area Affected : 5%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Inside Building</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Delamination</i>                                      |            |                   |                |                    |                |             |                |          |
| Concrete   | 15%        | 4+                | \$44,700       | 2036               | **             | 5           | \$17,600       |          |
| <i>Spalling, Extent : Severe, Area Affected : 5%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Locations Inside And Outside Of Building</i>    |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : At Spalls Both Inside And Outside Of Building</i>        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Exposed Reinforcement</i>                             |            |                   |                |                    |                |             |                |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |
| Pile Caps Concrete   | 65%        |                   |                | LIFE               | **             | 5           | \$29,900       |          |
| <i>Cracking, Extent : Light, Area Affected : 25%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Light, Area Affected : 20%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Concrete   | 35%        | 4+                | \$970,700      | LIFE               | **             | 5           | \$8,100        |          |
| <i>Cracking, Extent : Moderate, Area Affected : 30%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Along North And South Faces</i>               |            |                   |                |                    |                |             |                |          |
| <i>Discolor &amp; Bleeding, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : At Bottom Of Pile Caps Throughout</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : At Bottom Of Pile Caps Throughout</i>                    |            |                   |                |                    |                |             |                |          |

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

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

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

## DEPT. OF SMALL BUSINESS SERV. - 801

## PIER 36

Asset # : 1771

| 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   |            |                   |                |                    |                |             |                |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Steel  | 20%        |                   |                | LIFE               | **             | 5           | \$2,106,300    |          |
| <i>Corrosion, Extent : Light, Area Affected : 2%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Splash Zone</i>                                    |            |                   |                |                    |                |             |                |          |
| Steel  | 15%        | 4+                | \$622,900      | LIFE               | **             | 5           | \$789,900      |          |
| <i>Corrosion, Extent : Moderate, Area Affected : 30%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Splash Zone And Near Mean Low Water</i>            |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 65%        |                   |                |                    |                |             |                |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Buffer   |            |                   |                |                    |                |             |                |          |
| Rubber   | 80%        |                   |                | 2036               | **             | 4-5         | \$28,500       |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |
| Wales and Chocks   |            |                   |                |                    |                |             |                |          |
| Timber   | 80%        |                   |                | 2036               | **             | 4           | \$59,100       |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |
| Piles  |            |                   |                |                    |                |             |                |          |
| Timber   | 28%        |                   |                | 2036               | **             | 4           | \$9,600        |          |
| <i>Worn, Extent : Light, Area Affected : 5%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Tidal Zone</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 75%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Corrosion Of Chain</i>                          |            |                   |                |                    |                |             |                |          |
| Timber   | 2%         | Now               | \$3,800        | 2036               | **             | 4           | \$700          |          |
| <i>Broken, Extent : Severe, Area Affected : 5%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Chain Connections At North End Of Pier</i>         |            |                   |                |                    |                |             |                |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |
| Not Accessible   | 50%        |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Steel  | 78%        |                   |                | 2025               |                |             | \$993,300      |          |
| Steel  | 2%         | 4+                | \$2,500        | 2025               |                |             | \$25,500       |          |
| <i>Broken, Extent : Moderate, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Top Rail Near Northeast Corner Of Pier</i>         |            |                   |                |                    |                |             |                |          |
| Fencing  | 10%        |                   |                | 2028               | **             | 3           | \$100          |          |
| No Component   | 10%        |                   |                |                    |                |             |                |          |
| Coping/Curb  |            |                   |                |                    |                |             |                |          |
| Concrete   | 80%        |                   |                | LIFE               | **             |             |                |          |
| <i>Cracking, Extent : Light, Area Affected : 2%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Locations</i>                             |            |                   |                |                    |                |             |                |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 4 BROOKLYN ARMY TERMINAL  
**Address** : SOUTH SIDE OF FOOT OF 58TH ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR052.000 / 13647 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 195,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5778 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$234,100             | \$3,075,900           |
| <b>Total</b>      | <b>\$234,100</b>      | <b>\$3,075,900</b>    |
| Importance Code A |                       | \$428,700             |
| Importance Code B | \$167,400             | \$2,580,500           |
| Importance Code C | \$66,700              | \$66,700              |
| <b>Total</b>      | <b>\$234,100</b>      | <b>\$3,075,900</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|----------------|----------------|----------------|-----------------|
| Piers             | \$700          |                |                | \$14,100        |
| <b>Total</b>      | <b>\$700</b>   |                |                | <b>\$14,100</b> |
| Importance Code A |                |                |                |                 |
| Importance Code B | \$700          |                |                | \$14,100        |
| <b>Total</b>      | <b>\$700</b>   |                |                | <b>\$14,100</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 4 BROOKLYN ARMY TERMINAL**  
**Asset # : 13647**

| 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                   | 50%        |                   |  | LIFE               | **             | 5           | \$181,700      |          |
|                            |            |                   | <i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 15%</i>        |                    |                |             |                |          |
|                            |            |                   | <i>Location : Efflorescence On Deck Soffit At Pile Caps</i>                |                    |                |             |                |          |
|                            |            |                   | <i>Spalling, Extent : Light, Area Affected : 5%</i>                        |                    |                |             |                |          |
|                            |            |                   | <i>Location : Deck Soffit Along Isolated Plank Joints</i>                  |                    |                |             |                |          |
| Not Accessible             | 50%        |                   |  |                    |                |             |                |          |
|                            |            |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>               |                    |                |             |                |          |
|                            |            |                   | <i>Location :</i>  |                    |                |             |                |          |
|                            |            |                   | <i>Explanation : Due To Concrete Topping Surface</i>                       |                    |                |             |                |          |
| Deck Surface Concrete      | 100%       |                   |  | 2033               | **             | 5           | \$133,500      |          |
|                            |            |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>                        |                    |                |             |                |          |
|                            |            |                   | <i>Location : Along Centerline Of Pier. More Prevalent At Offshore End</i> |                    |                |             |                |          |
| Pile Caps Concrete         | 100%       |                   |  | LIFE               | **             | 5           | \$13,100       |          |
|                            |            |                   | <i>Spalling, Extent : Light, Area Affected : 5%</i>                        |                    |                |             |                |          |
|                            |            |                   | <i>Location : Isolated Outboard Edges</i>                                  |                    |                |             |                |          |
| Piles and Bracing Concrete | 40%        |                   |  | LIFE               | **             | 5           | \$247,000      |          |
| Not Accessible             | 60%        |                   |  |                    |                |             |                |          |
|                            |            |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>               |                    |                |             |                |          |
|                            |            |                   | <i>Location :</i>  |                    |                |             |                |          |
|                            |            |                   | <i>Explanation : Below Water Surface</i>                                   |                    |                |             |                |          |
| Fender Wales and Chocks    |            |                   |  |                    |                |             |                |          |
| Timber                     | 15%        |                   |  | 2033               | **             | 4           | \$22,500       |          |
| Timber                     | 2%         | Now               | \$14,400   | 2039               | **             | 4           | \$3,000        |          |
|                            |            |                   | <i>Broken, Extent : Severe, Area Affected : 50%</i>                        |                    |                |             |                |          |
|                            |            |                   | <i>Location : Isolated Throughout</i>                                      |                    |                |             |                |          |
|                            |            |                   | <i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>            |                    |                |             |                |          |
|                            |            |                   | <i>Location : Isolated Throughout</i>                                      |                    |                |             |                |          |
| Timber                     | 5%         | 4+                | \$24,000   | 2037               | **             | 4           | \$7,500        |          |
|                            |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 30%</i>                    |                    |                |             |                |          |
|                            |            |                   | <i>Location : Isolated Throughout</i>                                      |                    |                |             |                |          |
| No Component               | 78%        |                   |  |                    |                |             |                |          |

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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801  
PIER 4 BROOKLYN ARMY TERMINAL  
Asset # : 13647**

| <b>Piers</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 2%                | 4+                       | \$700                 | 2037                      | **                    | 3-5                | \$12,300              |                 |
| <i>Corrosion, Extent : Light, Area Affected : 75%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Tidal And Splash Zone</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 7%                |                          |                       | 2033                      | **                    | 4                  | \$4,800               |                 |
| <i>Broken, Extent : Light, Area Affected : 1%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : One Broken Pile Center Of North Face</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 76%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Below Water Surface</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 100%              | 4+                       | \$129,000             | 2023                      | \$2,580,500           |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Typical Throughout</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Coating Loss. No Corrosion</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 42  
**Address** : EAST RIVER AT CLINTON ST.& SOUTH ST.VIADUCT  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0006.010 / 1772 **Yr Built/Renovated** : 1961 /  
**Area Sq Ft** : 120,262 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 09-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 241 **Lot** : 18 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$638,700             | \$92,400              |
| <b>Total</b>      | <b>\$638,700</b>      | <b>\$92,400</b>       |
| Importance Code A | \$638,700             | \$92,400              |
| <b>Total</b>      | <b>\$638,700</b>      | <b>\$92,400</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$17,700        |                | \$300          | \$900          |
| <b>Total</b>      | <b>\$17,700</b> |                | <b>\$300</b>   | <b>\$900</b>   |
| Importance Code A | \$17,700        |                |                |                |
| Importance Code B |                 |                | \$300          | \$900          |
| <b>Total</b>      | <b>\$17,700</b> |                | <b>\$300</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.*

## DEPT. OF SMALL BUSINESS SERV. - 801

## PIER 42

## Asset # : 1772

| Piers                  |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority |
|------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural Deck        |            |                   |   |                    |                |             |                |          |
| Concrete               | 5%         |                   |   | LIFE               | **             | 5           | \$22,400       |          |
|                        |            |                   | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>                             |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout East Apron</i>   |                    |                |             |                |          |
| Concrete               | 5%         | 4+                | \$103,400   | LIFE               | **             | 5           | \$11,200       |          |
|                        |            |                   | <i>Corrosion of Reinforcement, Extent : Severe, Area Affected : 10%</i>                         |                    |                |             |                |          |
|                        |            |                   | <i>Location : Isolated Locations At Bottom Of Edge Beam</i>                                     |                    |                |             |                |          |
|                        |            |                   | <i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>                              |                    |                |             |                |          |
|                        |            |                   | <i>Location : Isolated Locations At At Bottom Of Edge Beam</i>                                  |                    |                |             |                |          |
|                        |            |                   | <i>Spalling, Extent : Severe, Area Affected : 10%</i>   |                    |                |             |                |          |
|                        |            |                   | <i>Location : Isolated Locations At Bottom Of Edge Beam</i>                                     |                    |                |             |                |          |
| Not Accessible         | 90%        |                   |   |                    |                |             |                |          |
| Pile Caps              |            |                   |   |                    |                |             |                |          |
| Concrete               | 80%        |                   |   | LIFE               | **             | 5           | \$12,900       |          |
| Concrete               | 2%         | 2-4               | \$39,000  | LIFE               | **             | 5           | \$200          |          |
|                        |            |                   | <i>Spalling, Extent : Severe, Area Affected : 15%</i>   |                    |                |             |                |          |
|                        |            |                   | <i>Location : At Bottoms Of Longitudinal Pile Caps</i>  |                    |                |             |                |          |
| Concrete               | 18%        | 4+                | \$350,600   | LIFE               | **             | 5           | \$1,500        |          |
|                        |            |                   | <i>Other Observation, Extent : Severe, Area Affected : 15%</i>                                  |                    |                |             |                |          |
|                        |            |                   | <i>Location : At Bottoms Of Longitudinal Pile Caps And At East Ends Of Transverse Pile Caps</i> |                    |                |             |                |          |
|                        |            |                   | <i>Explanation : Delamination</i>   |                    |                |             |                |          |
| Piles and Bracing      |            |                   |   |                    |                |             |                |          |
| Concrete Encased Steel | 30%        |                   |   | LIFE               | **             |             |                |          |
| Steel                  | 5%         | 4+                | \$145,800   | LIFE               | **             | 5           | \$92,400       |          |
|                        |            |                   | <i>Corrosion, Extent : Moderate, Area Affected : 30%</i>  |                    |                |             |                |          |
|                        |            |                   | <i>Location : Above Mean Low Water</i>  |                    |                |             |                |          |
| Not Accessible         | 65%        |                   |   |                    |                |             |                |          |
| Fender Buffer          |            |                   |   |                    |                |             |                |          |
| Rubber                 | 10%        |                   |   | 2036               | **             | 4-5         | \$2,400        |          |
| 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.

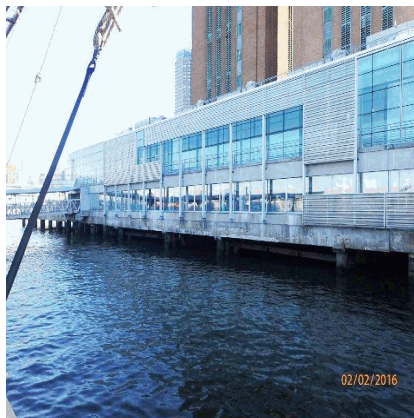
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 79 LINCOLN TUNNEL VENT  
**Address** : 39TH ST AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR039.000 / 13485 **Yr Built/Renovated** :  
**Area Sq Ft** : 48,060 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 02-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 665 **Lot** : 14 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$36,900              | \$36,900              |
| <b>Total</b>      | <b>\$36,900</b>       | <b>\$36,900</b>       |
| Importance Code A | \$36,900              | \$36,900              |
| <b>Total</b>      | <b>\$36,900</b>       | <b>\$36,900</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Piers             | \$9,900        |                |                | \$6,600        |
| <b>Total</b>      | <b>\$9,900</b> |                |                | <b>\$6,600</b> |
| Importance Code A | \$9,900        |                |                |                |
| Importance Code C |                |                |                | \$6,600        |
| <b>Total</b>      | <b>\$9,900</b> |                |                | <b>\$6,600</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 79 LINCOLN TUNNEL VENT**  
**Asset # : 13485**

| <b>Piers</b>                 |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural                   |                   |   |                       |                           |                       |                    |                       |                 |
| Deck                         |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 10%               |   |                       | LIFE                      | **                    | 5                  | \$17,900              |                 |
| Not Accessible               | 90%               |   |                       |                           |                       |                    |                       |                 |
| Deck Surface                 |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 40%               |   |                       | 2036                      | **                    | 5                  | \$13,200              |                 |
| Not Accessible               | 60%               |   |                       |                           |                       |                    |                       |                 |
| Pile Caps                    |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 30%               |   |                       | LIFE                      | **                    | 5                  | \$1,900               |                 |
|                              |                   | <i>Cracking, Extent : Light, Area Affected : 15%</i>            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout And At Southwest Corner Of Pier</i>    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Erosion, Extent : Light, Area Affected : 10%</i>             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Isolated Along Bottom Edge, West Face Of Pier</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Isolated At Southwest Corner Of Pier</i>          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 70%               |   |                       |                           |                       |                    |                       |                 |
| Piles and Bracing            |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete Encased Steel       | 15%               |   |                       | LIFE                      | **                    |                    |                       |                 |
| Steel                        | 5%                |   |                       | LIFE                      | **                    | 5                  | \$73,900              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 5%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Splash Zone</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : H- Pile, Corrosion</i>                         |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 80%               |   |                       |                           |                       |                    |                       |                 |
| Deck Elements                |                   |   |                       |                           |                       |                    |                       |                 |
| Railing                      |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 60%               |   |                       | 2025                      |                       |                    |                       |                 |
| No Component                 | 40%               |   |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 88 PASSENGER SHIP TERM.  
**Address** : W 48TH ST AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR040.000 / 13486 **Yr Built/Renovated** :  
**Area Sq Ft** : 248,040 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 12 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$2,890,300           | \$1,916,100           |
| <b>Total</b>      | <b>\$2,890,300</b>    | <b>\$1,916,100</b>    |
| Importance Code A | \$2,441,500           | \$1,183,900           |
| Importance Code B | \$70,600              | \$732,300             |
| Importance Code C | \$378,200             |                       |
| <b>Total</b>      | <b>\$2,890,300</b>    | <b>\$1,916,100</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Piers             | \$1,500        |                | \$2,600        |                |
| <b>Total</b>      | <b>\$1,500</b> |                | <b>\$2,600</b> |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$1,500        |                | \$2,600        |                |
| <b>Total</b>      | <b>\$1,500</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 88 PASSENGER SHIP TERM.**  
**Asset # : 13486**

| 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  | 60%        |                   |                | LIFE               | **             | 5           | \$277,300      |          |
| <i>Cracking, Extent : Light, Area Affected : 100%</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Hairline Thermal Map Cracking And Scaling Top Of Exposed Deck</i> |            |                   |                |                    |                |             |                |          |
| Concrete  | 5%         | Now               | \$710,900      | LIFE               | **             | 5           | \$23,100       |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Outboard End</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Failed/ Collapsed</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 35%        |                   |                |                    |                |             |                |          |
| Deck Surface  |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers  | 35%        | 4+                | \$378,200      | 2034               | **             |             |                |          |
| <i>Worn, Extent : Light, Area Affected : 25%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| No Component  | 45%        |                   |                |                    |                |             |                |          |
| Not Accessible  | 20%        |                   |                |                    |                |             |                |          |
| Pile Caps   |            |                   |                |                    |                |             |                |          |
| Concrete  | 40%        |                   |                | LIFE               | **             | 5           | \$6,700        |          |
| Timber  | 45%        | 4+                | \$277,100      | LIFE               | **             | 4           | \$877,000      |          |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 2%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Areas Throughout Interior Portion Of Pier</i>            |            |                   |                |                    |                |             |                |          |
| No Component  | 15%        |                   |                |                    |                |             |                |          |
| Piles and Bracing   |            |                   |                |                    |                |             |                |          |
| Steel   | 20%        |                   |                | LIFE               | **             | 5           | \$762,700      |          |
| Timber  | 15%        | 4+                | \$1,453,500    | LIFE               | **             | 4-5         | \$166,700      |          |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Sporadic, Above Waterline</i>                                     |            |                   |                |                    |                |             |                |          |
| No Component  | 15%        |                   |                |                    |                |             |                |          |
| Not Accessible  | 50%        |                   |                |                    |                |             |                |          |
| Fender  |            |                   |                |                    |                |             |                |          |
| Buffer  |            |                   |                |                    |                |             |                |          |
| Pneumatic Fenders   | 100%       |                   |                | 2024               |                |             | \$661,700      |          |
| Wales and Chocks  |            |                   |                |                    |                |             |                |          |
| Rubber  | 5%         |                   |                | 2038               | **             | 10          |                |          |
| No Component  | 95%        |                   |                |                    |                |             |                |          |
| Piles   |            |                   |                |                    |                |             |                |          |
| Steel   | 15%        |                   |                | 2038               | **             | 3-5         | \$149,100      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Adjacent To Floating Fenders</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Like new</i>   |            |                   |                |                    |                |             |                |          |
| Timber  | 5%         |                   |                | 2038               | **             | 4           | \$4,400        |          |
| No Component  | 80%        |                   |                |                    |                |             |                |          |
| Deck Elements   |            |                   |                |                    |                |             |                |          |
| Coping/Curb   |            |                   |                |                    |                |             |                |          |
| Concrete  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Timber  | 85%        |                   |                | 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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
PIER 88 PASSENGER SHIP TERM.  
Asset # : 13486**

Print Date : 16-Sep-2016      **DEPT. OF SMALL BUSINESS SERV. - FY 2017**

|                          |                                |                           |                        |
|--------------------------|--------------------------------|---------------------------|------------------------|
| <b>Asset Name</b>        | : PIER 90 PASSENGER SHIP TERM. |                           |                        |
| <b>Address</b>           | : W 50TH ST AND HUDSON RIVER   |                           |                        |
| <b>Borough</b>           | : MANHATTAN                    | <b>Agency's Number</b>    | : N/A                  |
| <b>Program / Asset #</b> | : DBSR041.000 / 13487          | <b>Yr Built/Renovated</b> | :                      |
| <b>Area Sq Ft</b>        | : 131,250                      | <b>Project Type</b>       | : ECONOMIC DEVELOPMENT |
| <b>Date of Survey</b>    | : 26-Feb-2014                  | <b>Landmark Status</b>    | : NONE                 |
| <b>Areas Surveyed</b>    | :                              |                           |                        |
| <b>Block</b>             | : 1109                         | <b>Lot</b>                | : 21                   |
|                          |                                | <b>BIN</b>                | :                      |

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$2,200,100           | \$358,600             |
| <b>Total</b>      | <b>\$2,200,100</b>    | <b>\$358,600</b>      |
| Importance Code A | \$1,464,900           | \$311,500             |
| Importance Code B | \$735,200             |                       |
| Importance Code C |                       | \$47,100              |
| <b>Total</b>      | <b>\$2,200,100</b>    | <b>\$358,600</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|-----------------|----------------|----------------|-----------------|
| Piers             | \$19,100        |                |                | \$29,300        |
| <b>Total</b>      | <b>\$19,100</b> |                |                | <b>\$29,300</b> |
| Importance Code A |                 |                |                |                 |
| Importance Code B | \$4,200         |                |                | \$29,300        |
| Importance Code C | \$14,900        |                |                |                 |
| <b>Total</b>      | <b>\$19,100</b> |                |                | <b>\$29,300</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 90 PASSENGER SHIP TERM.**  
**Asset # : 13487**

| 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              | 60%        | 2-4               | \$451,400  | LIFE               | **             | 5           | \$146,700      |          |
|                       |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 25%</i>                      |                    |                |             |                |          |
|                       |            |                   | <i>Location : Periodic Throughout Along Pier Perimeter</i>                   |                    |                |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Light, Area Affected : 5%</i>                          |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Locations In Outboard Corner Along Pier Perimeter</i> |                    |                |             |                |          |
|                       |            |                   | <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 80%</i>       |                    |                |             |                |          |
|                       |            |                   | <i>Location : Periodic Throughout Along Pier Perimeter</i>                   |                    |                |             |                |          |
| Not Accessible        | 40%        |                   |  |                    |                |             |                |          |
| Deck Surface          |            |                   |  |                    |                |             |                |          |
| Asphalt               | 65%        | 2-4               | \$14,900   | 2034               | **             | 5           | \$47,100       |          |
|                       |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>             |                    |                |             |                |          |
|                       |            |                   | <i>Location : Periodic Throughout</i>  |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Isolated Gouges</i>   |                    |                |             |                |          |
| Not Accessible        | 35%        |                   |  |                    |                |             |                |          |
| Pile Caps             |            |                   |  |                    |                |             |                |          |
| Timber                | 75%        | 4+                | \$244,400  | LIFE               | **             | 4           | \$773,500      |          |
|                       |            |                   | <i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>                 |                    |                |             |                |          |
|                       |            |                   | <i>Location : Periodic Throughout</i>  |                    |                |             |                |          |
| No Component          | 25%        |                   |  |                    |                |             |                |          |
| Piles and Bracing     |            |                   |  |                    |                |             |                |          |
| Steel                 | 5%         |                   |  | LIFE               | **             | 5           | \$100,900      |          |
| Timber                | 15%        | 2-4               | \$769,100  | LIFE               | **             | 4-5         | \$88,200       |          |
|                       |            |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>             |                    |                |             |                |          |
|                       |            |                   | <i>Location : Above Waterline And At Fasteners</i>                           |                    |                |             |                |          |
| Not Accessible        | 80%        |                   |  |                    |                |             |                |          |
| Fender                |            |                   |  |                    |                |             |                |          |
| Facing                |            |                   |  |                    |                |             |                |          |
| Timber                | 25%        | 0-2               | \$32,000   | 2034               | **             | 3           | \$21,900       |          |
|                       |            |                   | <i>Other Observation, Extent : Severe, Area Affected : 60%</i>               |                    |                |             |                |          |
|                       |            |                   | <i>Location : Along Concrete Bulkhead</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Impact Damage, Missing Components, Deteriorated</i>         |                    |                |             |                |          |
| Timber                | 75%        | 0-2               | \$96,100   | 2034               | **             | 3           | \$65,800       |          |
|                       |            |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>                         |                    |                |             |                |          |
|                       |            |                   | <i>Location : Along Concrete Bulkhead</i>                                    |                    |                |             |                |          |
| Wales and Chocks      |            |                   |  |                    |                |             |                |          |
| Timber                | 75%        | 0-2               | \$145,600  | 2034               | **             | 4           | \$90,900       |          |
|                       |            |                   | <i>Displaced Elements, Extent : Severe, Area Affected : 5%</i>               |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Along Pier Perimeter</i>                              |                    |                |             |                |          |
|                       |            |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>             |                    |                |             |                |          |
|                       |            |                   | <i>Location : Typical Along Pier Perimeter</i>                               |                    |                |             |                |          |
| No Component          | 25%        |                   |  |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
PIER 90 PASSENGER SHIP TERM.  
Asset # : 13487**

| Piers  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Piles  |            |                   |                |                    |                |             |                |          |
| Timber   | 10%        | 0-2               | \$92,300       | 2040               | **             | 4           | \$5,600        |          |
| <i>Loose Connections, Extent : Moderate, Area Affected : 60%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Periodic Throughout</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Top / Piles; Periodic Throughout</i>               |            |                   |                |                    |                |             |                |          |
| <i>Worn, Extent : Moderate, Area Affected : 50%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Periodic Throughout</i>                            |            |                   |                |                    |                |             |                |          |
| Timber   | 20%        | 4+                | \$184,600      | 2040               | **             | 4           | \$11,200       |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Top Of Pile; Periodic Throughout</i>               |            |                   |                |                    |                |             |                |          |
| <i>Worn, Extent : Moderate, Area Affected : 75%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Typical Positioned In Tidal Zone</i>               |            |                   |                |                    |                |             |                |          |
| Timber   | 15%        |                   |                | 2038               | **             | 4           | \$12,600       |          |
| Timber   | 20%        | Now               | \$184,600      | 2040               | **             | 4           | \$11,200       |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Periodic Throughout</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Broken, Missing</i>                             |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 35%        |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Steel  | 100%       |                   |                | 2024               |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 92 PASSENGER SHIP TERM.  
**Address** : W 52ND ST. AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR042.000 / 13488 **Yr Built/Renovated** :  
**Area Sq Ft** : 93,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 30 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$2,690,800           | \$147,000             |
| <b>Total</b>      | <b>\$2,690,800</b>    | <b>\$147,000</b>      |
| Importance Code A | \$1,512,600           | \$147,000             |
| Importance Code B | \$1,178,200           |                       |
| <b>Total</b>      | <b>\$2,690,800</b>    | <b>\$147,000</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Piers             |                | \$2,200        |                | \$3,300        |
| <b>Total</b>      |                | <b>\$2,200</b> |                | <b>\$3,300</b> |
| Importance Code A |                |                |                |                |
| Importance Code B |                | \$2,200        |                | \$3,300        |
| <b>Total</b>      |                | <b>\$2,200</b> |                | <b>\$3,300</b> |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 92 PASSENGER SHIP TERM.**  
**Asset # : 13488**

| System<br>Component<br>Type | Current Repair |                      |   | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|---|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost  | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural<br>Deck          |                |                      |   |                    |                |                |                |          |
| Concrete                    | 10%            | 4+                   | \$159,900   | LIFE               | **             | 5              | \$17,300       |          |
|                             |                |                      | <i>Cracking, Extent : Moderate, Area Affected : 60%</i>                 |                    |                |                |                |          |
|                             |                |                      | <i>Location : Around Perimeter Apron</i>                                |                    |                |                |                |          |
|                             |                |                      | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                 |                    |                |                |                |          |
|                             |                |                      | <i>Location : Around Perimeter Apron</i>                                |                    |                |                |                |          |
| Concrete                    | 40%            | 4+                   | \$639,700   | LIFE               | **             | 5              | \$69,300       |          |
|                             |                |                      | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 80%</i>     |                    |                |                |                |          |
|                             |                |                      | <i>Location : Typical Throughout Interior Top Of Deck</i>               |                    |                |                |                |          |
| Not Accessible              | 50%            |                      |   |                    |                |                |                |          |
| Pile Caps                   |                |                      |   |                    |                |                |                |          |
| Timber                      | 10%            | 4+                   | \$277,000   | LIFE               | **             | 4              | \$73,100       |          |
|                             |                |                      | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>        |                    |                |                |                |          |
|                             |                |                      | <i>Location : Typical Throughout</i>                                    |                    |                |                |                |          |
| Timber                      | 40%            |                      |   | LIFE               | **             | 4              | \$292,300      |          |
| Not Accessible              | 50%            |                      |   |                    |                |                |                |          |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 0%</i>            |                    |                |                |                |          |
|                             |                |                      | <i>Location :</i>   |                    |                |                |                |          |
|                             |                |                      | <i>Explanation : Cap Not Accessible At Pile Cluster Column Supports</i> |                    |                |                |                |          |
| Piles and Bracing           |                |                      |   |                    |                |                |                |          |
| Timber                      | 20%            | 2-4                  | \$436,000   | LIFE               | **             | 4-5            | \$83,300       |          |
|                             |                |                      | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>           |                    |                |                |                |          |
|                             |                |                      | <i>Location : Above Waterline And At Fasteners</i>                      |                    |                |                |                |          |
| Not Accessible              | 80%            |                      |   |                    |                |                |                |          |
| Fender                      |                |                      |   |                    |                |                |                |          |
| Facing                      |                |                      |   |                    |                |                |                |          |
| Timber                      | 15%            | 0-2                  | \$289,200   | 2040               | **             | 3              | \$9,900        |          |
|                             |                |                      | <i>Broken, Extent : Severe, Area Affected : 60%</i>                     |                    |                |                |                |          |
|                             |                |                      | <i>Location : Along Inshore Perimeter At Bulkhead</i>                   |                    |                |                |                |          |
| Timber                      | 10%            |                      |   | 2034               | **             | 3              | \$6,600        |          |
| No Component                | 75%            |                      |   |                    |                |                |                |          |
| Wales and Chocks            |                |                      |   |                    |                |                |                |          |
| Timber                      | 60%            | Now                  | \$437,900   | 2040               | **             | 4              | \$54,700       |          |
|                             |                |                      | <i>Broken, Extent : Severe, Area Affected : 25%</i>                     |                    |                |                |                |          |
|                             |                |                      | <i>Location : Typical Throughout</i>                                    |                    |                |                |                |          |
|                             |                |                      | <i>Worn, Extent : Severe, Area Affected : 60%</i>                       |                    |                |                |                |          |
|                             |                |                      | <i>Location : Typical Throughout</i>                                    |                    |                |                |                |          |
| No Component                | 40%            |                      |   |                    |                |                |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
PIER 92 PASSENGER SHIP TERM.  
Asset # : 13488**

| <b>Piers</b>                 |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Fender Piles                 |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 15%  | 2-4                      | \$104,100             | 2040                      | * *                   | 4                  | \$6,300               |                 |
|                              | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Typical Throughout</i>                             |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 40%  | Now                      | \$277,600             | 2040                      | * *                   | 4                  | \$16,800              |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North Side</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Broken, Missing</i>                             |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 10%  | 0-2                      | \$69,400              | 2040                      | * *                   | 4                  | \$4,200               |                 |
|                              | <i>Broken, Extent : Severe, Area Affected : 15%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Periodic Throughout</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Worn, Extent : Moderate, Area Affected : 30%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Abrasion Within Tidal Zone</i>                     |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 35%  |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER 94 PIERS 92/94 LLC  
**Address** : W 54TH ST AND HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR043.000 / 13489 **Yr Built/Renovated** :  
**Area Sq Ft** : 122,150 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 5 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$1,833,300           | \$342,000             |
| <b>Total</b>      | <b>\$1,833,300</b>    | <b>\$342,000</b>      |
| Importance Code A | \$252,500             | \$342,000             |
| Importance Code B | \$1,580,900           |                       |
| <b>Total</b>      | <b>\$1,833,300</b>    | <b>\$342,000</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$33,000        |                |                | \$2,200        |
| <b>Total</b>      | <b>\$33,000</b> |                |                | <b>\$2,200</b> |
| Importance Code A | \$33,000        |                |                |                |
| Importance Code B |                 |                |                | \$2,200        |
| <b>Total</b>      | <b>\$33,000</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 94 PIERS 92/94 LLC**  
**Asset # : 13489**

| 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              | 75%        |                   |   | LIFE               | **             | 5           | \$170,700      |          |
| Not Accessible        | 25%        |                   |   |                    |                |             |                |          |
| Pile Caps             |            |                   |   |                    |                |             |                |          |
| Concrete              | 5%         | 4+                | \$33,000  | LIFE               | **             | 5           | \$400          |          |
|                       |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>         |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>         |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
| Concrete              | 35%        |                   |   | LIFE               | **             | 5           | \$2,900        |          |
| Not Accessible        | 60%        |                   |   |                    |                |             |                |          |
| Piles and Bracing     |            |                   |   |                    |                |             |                |          |
| Concrete              | 15%        |                   |   | LIFE               | **             | 5           | \$58,000       |          |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Encased Into Deck</i>                          |                    |                |             |                |          |
| Concrete              | 5%         | 4+                | \$104,400   | LIFE               | **             | 5           | \$19,300       |          |
|                       |            |                   | <i>Broken, Extent : Moderate, Area Affected : 10%</i>           |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>         |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
| Steel                 | 5%         | 4+                | \$148,100   | LIFE               | **             | 5           | \$93,900       |          |
|                       |            |                   | <i>Corrosion, Extent : Moderate, Area Affected : 20%</i>        |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
| Not Accessible        | 75%        |                   |   |                    |                |             |                |          |
| Fender                |            |                   |   |                    |                |             |                |          |
| Facing                |            |                   |   |                    |                |             |                |          |
| Timber                | 10%        | Now               | \$195,100   | 2039               | **             | 3           | \$6,700        |          |
|                       |            |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>            |                    |                |             |                |          |
|                       |            |                   | <i>Location : At West End</i>                                   |                    |                |             |                |          |
|                       |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>      |                    |                |             |                |          |
|                       |            |                   | <i>Location : At West End</i>                                   |                    |                |             |                |          |
| No Component          | 90%        |                   |   |                    |                |             |                |          |
| Wales and Chocks      |            |                   |   |                    |                |             |                |          |
| Timber                | 90%        | Now               | \$332,300   | 2039               | **             | 4           | \$83,000       |          |
|                       |            |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>            |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>      |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i> |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                    |                    |                |             |                |          |
| No Component          | 10%        |                   |   |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER 94 PIERS 92/94 LLC**  
**Asset # : 13489**

| <b>Piers</b>                 |                   | <b>Current Repair</b>                                      |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Fender                       |                   |  |                       |                           |                       |                    |                       |                 |
| Piles                        |                   |  |                       |                           |                       |                    |                       |                 |
| Timber                       | 90%               | Now  | \$1,053,500           | 2039                      | * *                   | 4                  | \$38,400              |                 |
|                              |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Missing Part, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                               |                       |                           |                       |                    |                       |                 |
| No Component                 | 10%               |  |                       |                           |                       |                    |                       |                 |
| Deck Elements                |                   |  |                       |                           |                       |                    |                       |                 |
| Railing                      |                   |  |                       |                           |                       |                    |                       |                 |
| Fencing                      | 85%               |  |                       | 2025                      |                       | 3                  |                       |                 |
| No Component                 | 15%               |  |                       |                           |                       |                    |                       |                 |
| Coping/Curb                  |                   |  |                       |                           |                       |                    |                       |                 |
| Timber                       | 15%               |  |                       | LIFE                      | * *                   |                    |                       |                 |
| No Component                 | 85%               |  |                       |                           |                       |                    |                       |                 |

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER, PLATFORM  
**Address** : EAST RIVER 38TH TO 41ST STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.068 / 4110 **Yr Built/Renovated** :  
**Area Sq Ft** : 36,592 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 15-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 970 **Lot** : 14 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$2,143,900           | \$40,900              |
| <b>Total</b>      | <b>\$2,143,900</b>    | <b>\$40,900</b>       |
| Importance Code A | \$1,304,200           | \$40,900              |
| Importance Code B | \$839,600             |                       |
| <b>Total</b>      | <b>\$2,143,900</b>    | <b>\$40,900</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$50,400        |                |                |                |
| <b>Total</b>      | <b>\$50,400</b> |                |                |                |
| Importance Code A | \$19,800        |                |                |                |
| Importance Code B | \$30,600        |                |                |                |
| <b>Total</b>      | <b>\$50,400</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER, PLATFORM**  
**Asset # : 4110**

| 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%        | 2-4               | \$692,100  | LIFE               | **             | 5           | \$37,500       |          |
|                       |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 25%</i>                |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Moderate, Area Affected : 25%</i>                |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 25%</i> |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| Concrete              | 5%         | Now               | \$52,400   | LIFE               | **             | 5           | \$3,400        |          |
|                       |            |                   | <i>Exposed Reinforcement, Extent : Severe, Area Affected : 50%</i>     |                    |                |             |                |          |
|                       |            |                   | <i>Location : Deck Soffit</i>  |                    |                |             |                |          |
|                       |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 5%</i>               |                    |                |             |                |          |
|                       |            |                   | <i>Location : Holes In Deck</i>  |                    |                |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Severe, Area Affected : 50%</i>                  |                    |                |             |                |          |
|                       |            |                   | <i>Location : Deck Soffit</i>  |                    |                |             |                |          |
| Not Accessible        | 40%        |                   |  |                    |                |             |                |          |
| Pile Caps             |            |                   |  |                    |                |             |                |          |
| Concrete              | 5%         | 4+                | \$19,800   | LIFE               | **             | 5           | \$100          |          |
|                       |            |                   | <i>Erosion, Extent : Light, Area Affected : 5%</i>                     |                    |                |             |                |          |
|                       |            |                   | <i>Location : At Mlw</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Light, Area Affected : 50%</i>                   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Various Locations</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Includes Beams Spanning Caissons, Beams, And Caps</i> |                    |                |             |                |          |
| Timber                | 60%        | 4+                | \$21,800   | LIFE               | **             | 4           | \$172,500      |          |
|                       |            |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>        |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| Timber                | 15%        | Now               | \$109,000  | LIFE               | **             | 4           | \$43,100       |          |
|                       |            |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>                   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout Platform</i>                                  |                    |                |             |                |          |
|                       |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 25%</i>              |                    |                |             |                |          |
|                       |            |                   | <i>Location : Missing Line Caps</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>        |                    |                |             |                |          |
|                       |            |                   | <i>Location : Cap Ends</i>   |                    |                |             |                |          |
| Not Accessible        | 20%        |                   |  |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER, PLATFORM**  
**Asset # : 4110**

| 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  |            |                   |                |                    |                |             |                |          |
| Piles and Bracing   |            |                   |                |                    |                |             |                |          |
| Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$23,200       |          |
| <i>Erosion, Extent : Light, Area Affected : 50%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mlw</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Northern Concrete Pile</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Loose Steel Formwork</i>                         |            |                   |                |                    |                |             |                |          |
| Timber  | 10%        | 4+                | \$143,000      | LIFE               | **             | 4-5         | \$16,400       |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Rot At Mlw And Top Of Pile</i>                      |            |                   |                |                    |                |             |                |          |
| Timber  | 10%        | Now               | \$285,900      | LIFE               | **             | 4-5         | \$16,400       |          |
| <i>Loose Connections, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Bracing To Pile Connections</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Missing Pile, Extent : Severe, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : At Mlw</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Missing Or Severely Deteriorated Bracings</i>    |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 60%        |                   |                |                    |                |             |                |          |
| Fender  |            |                   |                |                    |                |             |                |          |
| Wales and Chocks  |            |                   |                |                    |                |             |                |          |
| Timber  | 95%        | Now               | \$191,300      | 2039               | **             | 4           | \$47,800       |          |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Timber  | 5%         | 0-2               | \$10,100       | 2039               | **             | 4           | \$2,500        |          |
| <i>Loose Connections, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Piles   |            |                   |                |                    |                |             |                |          |
| Timber  | 95%        | Now               | \$606,400      | 2039               | **             | 4           | \$22,100       |          |
| <i>Missing Pile, Extent : Severe, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Timber  | 5%         | 4+                | \$31,900       | 2039               | **             | 4           | \$1,200        |          |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Deck Elements   |            |                   |                |                    |                |             |                |          |
| Coping/Curb   |            |                   |                |                    |                |             |                |          |
| Timber  | 60%        |                   |                | LIFE               | **             |             |                |          |
| Timber  | 40%        | 2-4               | \$30,600       | LIFE               | **             |             |                |          |
| <i>Loose Connections, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
PIER, PLATFORM  
Asset # : 4110**

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG**  
 Address : **2777 FLATBUSH AVE MILL BASIN**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBSR026.65A / 14148** Yr Built/Renovated :  
 Area Sq Ft : **4,000** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **15-Sep-2015** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **8591** Lot : **980** BIN :

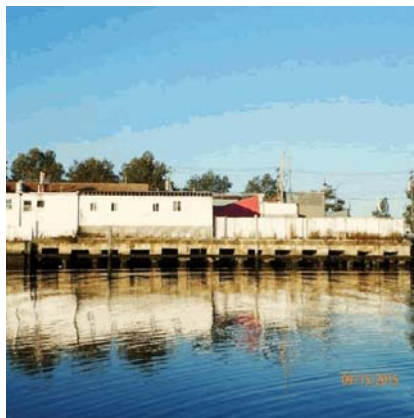
**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$46,800        |                | \$4,800        |                |
| <b>Total</b>      | <b>\$46,800</b> |                | <b>\$4,800</b> |                |
| Importance Code A | \$46,100        |                |                |                |
| Importance Code B |                 |                | \$3,700        |                |
| Importance Code C | \$700           |                | \$1,100        |                |
| <b>Total</b>      | <b>\$46,800</b> |                | <b>\$4,800</b> |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PILE SUPPORTED PLATFORM UNDER NICKS LOBSTER BLDG**  
**Asset # : 14148**

| Piers                 |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural            |   |                   |                |                    |                |             |                |          |
| Deck                  |   |                   |                |                    |                |             |                |          |
| Concrete              | 25%   |                   |                | LIFE               | **             | 5           | \$3,700        |          |
|                       | <i>Cracking, Extent : Light, Area Affected : 25%</i>                              |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout Deck Soffit</i>  |                   |                |                    |                |             |                |          |
|                       | <i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 25%</i>               |                   |                |                    |                |             |                |          |
|                       | <i>Location : Efflorescence Throughout Deck Soffit</i>                            |                   |                |                    |                |             |                |          |
| Not Accessible        | 75%   |                   |                |                    |                |             |                |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                      |                   |                |                    |                |             |                |          |
|                       | <i>Location : Approximately Half Of The Deck Soffit Is Covered With Shotcrete</i> |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Shotcrete</i>  |                   |                |                    |                |             |                |          |
| Deck Surface          |   |                   |                |                    |                |             |                |          |
| Asphalt               | 50%   |                   |                | 2030               | **             | 5           | \$2,200        |          |
|                       | <i>Cracking, Extent : Light, Area Affected : 10%</i>                              |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout</i>  |                   |                |                    |                |             |                |          |
| Asphalt               | 5%  | Now               | \$700          | 2042               | **             | 5           | \$100          |          |
|                       | <i>Broken, Extent : Severe, Area Affected : 60%</i>                               |                   |                |                    |                |             |                |          |
|                       | <i>Location : At Northern End</i>   |                   |                |                    |                |             |                |          |
| No Component          | 45%   |                   |                |                    |                |             |                |          |
| Pile Caps             |   |                   |                |                    |                |             |                |          |
| Concrete              | 75%   |                   |                | LIFE               | **             | 5           | \$400          |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 35%</i>                     |                   |                |                    |                |             |                |          |
|                       | <i>Location : Encasements On Several Pile Caps</i>                                |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Shotcrete Repair Evident</i>                                     |                   |                |                    |                |             |                |          |
| Concrete              | 25%   | 2-4               | \$27,000       | LIFE               | **             | 5           | \$100          |          |
|                       | <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>              |                   |                |                    |                |             |                |          |
|                       | <i>Location : Failing Shotcrete Repairs</i>                                       |                   |                |                    |                |             |                |          |
|                       | <i>Spalling, Extent : Light, Area Affected : 25%</i>                              |                   |                |                    |                |             |                |          |
|                       | <i>Location : Isolated Previous Repairs Failing</i>                               |                   |                |                    |                |             |                |          |
| Piles and Bracing     |   |                   |                |                    |                |             |                |          |
| Concrete              | 5%  | 2-4               | \$17,100       | LIFE               | **             | 5           | \$600          |          |
|                       | <i>Erosion, Extent : Severe, Area Affected : 10%</i>                              |                   |                |                    |                |             |                |          |
|                       | <i>Location : At Tops Of Isolated Piles</i>                                       |                   |                |                    |                |             |                |          |
| Not Accessible        | 95%   |                   |                |                    |                |             |                |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                      |                   |                |                    |                |             |                |          |
|                       | <i>Location : All Piles Have Been Encased. No Defects Noted In Encasements.</i>   |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Concrete Encasements</i>   |                   |                |                    |                |             |                |          |
| Fender                |   |                   |                |                    |                |             |                |          |
| Wales and Chocks      |   |                   |                |                    |                |             |                |          |
| Timber                | 85%   |                   |                | 2036               | **             | 4           | \$7,400        |          |
| No Component          | 15%   |                   |                |                    |                |             |                |          |
| Deck Elements         |   |                   |                |                    |                |             |                |          |
| Railing               |   |                   |                |                    |                |             |                |          |
| Fencing               | 65%   |                   |                | 2028               | **             | 3           |                |          |
| No Component          | 35%   |                   |                |                    |                |             |                |          |

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

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

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

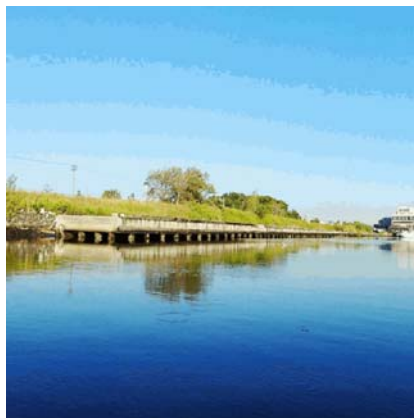
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PILE SUPPORTED WHARF BET NICKS LOBSTER & KINGS PLAZA  
**Address** : FLATBUSH AVE MILL BASIN  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.62A / 14147 **Yr Built/Renovated** :  
**Area Sq Ft** : 18,480 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 01-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8591 **Lot** : 980 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$315,800             |                       |
| <b>Total</b>      | <b>\$315,800</b>      |                       |
| Importance Code A | \$315,800             |                       |
| <b>Total</b>      | <b>\$315,800</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>   | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|------------------|----------------|----------------|----------------|
| Piers             | \$119,200        |                |                |                |
| <b>Total</b>      | <b>\$119,200</b> |                |                |                |
| Importance Code A | \$86,000         |                |                |                |
| Importance Code B | \$33,200         |                |                |                |
| <b>Total</b>      | <b>\$119,200</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PILE SUPPORTED WHARF BET NICKS LOBSTER & KINGS PLAZA**  
**Asset # : 14147**

| 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              | 98%   |                   |                | LIFE               | **             | 5           | \$67,500       |          |
|                       | <i>Cracking, Extent : Light, Area Affected : 10%</i>            |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout</i>                                    |                   |                |                    |                |             |                |          |
|                       | <i>Spalling, Extent : Light, Area Affected : 5%</i>             |                   |                |                    |                |             |                |          |
|                       | <i>Location : Isolated Throughout</i>                           |                   |                |                    |                |             |                |          |
| Concrete              | 2%  | 4+                | \$21,200       | LIFE               | **             | 5           | \$700          |          |
|                       | <i>Spalling, Extent : Moderate, Area Affected : 25%</i>         |                   |                |                    |                |             |                |          |
|                       | <i>Location : Offshore Face Of Pier</i>                         |                   |                |                    |                |             |                |          |
| Pile Caps             |   |                   |                |                    |                |             |                |          |
| Concrete              | 90%   |                   |                | LIFE               | **             | 5           | \$2,200        |          |
| Concrete              | 10%   | 4+                | \$29,900       | LIFE               | **             | 5           | \$100          |          |
|                       | <i>Spalling, Extent : Moderate, Area Affected : 100%</i>        |                   |                |                    |                |             |                |          |
|                       | <i>Location : Isolated Throughout</i>                           |                   |                |                    |                |             |                |          |
| Piles and Bracing     |   |                   |                |                    |                |             |                |          |
| Concrete              | 20%   | 0-2               | \$315,800      | LIFE               | **             | 5           | \$11,700       |          |
|                       | <i>Spalling, Extent : Severe, Area Affected : 100%</i>          |                   |                |                    |                |             |                |          |
|                       | <i>Location : In Tidal Zone, Isolated Throughout</i>            |                   |                |                    |                |             |                |          |
| Not Accessible        | 80%   |                   |                |                    |                |             |                |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 0%</i>    |                   |                |                    |                |             |                |          |
|                       | <i>Location :</i>   |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Encased With Fiberglass Forms Remaining</i>    |                   |                |                    |                |             |                |          |
| Fender                |   |                   |                |                    |                |             |                |          |
| Wales and Chocks      |   |                   |                |                    |                |             |                |          |
| Timber                | 90%   |                   |                | 2030               | **             | 4           | \$52,700       |          |
| Timber                | 10%   | 4+                | \$15,600       | 2042               | **             | 4           | \$3,900        |          |
|                       | <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : Isolated Throughout</i>                           |                   |                |                    |                |             |                |          |
| Deck Elements         |   |                   |                |                    |                |             |                |          |
| Coping/Curb           |   |                   |                |                    |                |             |                |          |
| 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.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PLATFORM AT PIERS 15, 16 PLATFORM  
**Address** : PIERS 15, 16 EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP003.020 / 2858 **Yr Built/Renovated** :  
**Area Sq Ft** : 8,550 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 73 **Lot** : 2 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$48,200              |                       |
| <b>Total</b>      | <b>\$48,200</b>       |                       |
| Importance Code B | \$48,200              |                       |
| <b>Total</b>      | <b>\$48,200</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Piers             | \$3,000        |                |                | \$8,600        |
| <b>Total</b>      | <b>\$3,000</b> |                |                | <b>\$8,600</b> |
| Importance Code A |                |                |                |                |
| Importance Code B | \$3,000        |                |                | \$8,600        |
| <b>Total</b>      | <b>\$3,000</b> |                |                | <b>\$8,600</b> |



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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PLATFORM AT PIERS 15, 16 PLATFORM**  
**Asset # : 2858**

| 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   | 50%        |                   |                | LIFE               | **             | 5           | \$8,000        |          |
| Not Accessible   | 50%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side Of Wharf</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Light To Moderate Corrosion Of Stay-in-place Steel Formwork</i> |            |                   |                |                    |                |             |                |          |
| Deck Surface   |            |                   |                |                    |                |             |                |          |
| Under Construction   | 100%       |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Timber   | 100%       |                   |                | LIFE               | **             | 4           | \$67,200       |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Piles Are Encased Or Wrapped</i>                                |            |                   |                |                    |                |             |                |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Wales and Chocks   |            |                   |                |                    |                |             |                |          |
| Timber   | 5%         | Now               | \$3,000        | 2039               | **             | 4           | \$800          |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Near South End Of Wharf</i>  |            |                   |                |                    |                |             |                |          |
| Timber   | 95%        |                   |                | 2037               | **             | 4           | \$14,400       |          |
| <i>Worn, Extent : Moderate, Area Affected : 100%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Typical Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Piles  |            |                   |                |                    |                |             |                |          |
| Timber   | 10%        | 4+                | \$19,300       | 2039               | **             | 4           | \$700          |          |
| <i>Worn, Extent : Moderate, Area Affected : 15%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Positioned Above Mlw Elevation</i>                      |            |                   |                |                    |                |             |                |          |
| Timber   | 15%        | Now               | \$28,900       | 2039               | **             | 4           | \$1,100        |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Tidal Zone Or At Top Connection</i>                                |            |                   |                |                    |                |             |                |          |
| Timber   | 40%        |                   |                | 2033               | **             | 4           | \$2,800        |          |
| <i>Worn, Extent : Light, Area Affected : 10%</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Tidal Zone</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 35%        |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Under Construction   | 100%       |                   |                |                    |                |             |                |          |
| Coping/Curb  |            |                   |                |                    |                |             |                |          |
| Under Construction   | 100%       |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : RED HOOK MARINE TERMINAL PIER 6  
**Address** : ATLANTIC AVE. @EAST RIVER (BROOKLYN SOUTH)  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR028.000 / 4475 **Yr Built/Renovated** : 1900 /  
**Area Sq Ft** : 232,206 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 245 **Lot** : 29 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$276,000             | \$161,900             |
| <b>Total</b>      | <b>\$276,000</b>      | <b>\$161,900</b>      |
| Importance Code A | \$54,400              | \$161,900             |
| Importance Code B | \$221,500             |                       |
| <b>Total</b>      | <b>\$276,000</b>      | <b>\$161,900</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-------------------|-----------------|----------------|-----------------|----------------|
| Piers             | \$13,300        |                | \$32,300        |                |
| <b>Total</b>      | <b>\$13,300</b> |                | <b>\$32,300</b> |                |
| Importance Code A | \$13,300        |                |                 |                |
| Importance Code B |                 |                | \$32,300        |                |
| <b>Total</b>      | <b>\$13,300</b> |                | <b>\$32,300</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**RED HOOK MARINE TERMINAL PIER 6**  
**Asset # : 4475**

| 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              | 18%        |  |                | LIFE               | **             | 5           | \$77,900       |          |
|                       |            | <i>Cracking, Extent : Light, Area Affected : 20%</i>                             |                |                    |                |             |                |          |
|                       |            | <i>Location : Isolated Throughout</i>  |                |                    |                |             |                |          |
| Concrete              | 2%         | 4+   | \$13,300       | LIFE               | **             | 5           | \$8,700        |          |
|                       |            | <i>Spalling, Extent : Light, Area Affected : 50%</i>                             |                |                    |                |             |                |          |
|                       |            | <i>Location : Isolated Along Edge Of Deck Throughout And On N. Side Of Apron</i> |                |                    |                |             |                |          |
| Not Accessible        | 80%        |  |                |                    |                |             |                |          |
| Pile Caps             |            |  |                |                    |                |             |                |          |
| Concrete              | 5%         |  |                | LIFE               | **             | 5           | \$800          |          |
| No Component          | 95%        |  |                |                    |                |             |                |          |
| Piles and Bracing     |            |  |                |                    |                |             |                |          |
| Timber                | 9%         |  |                | LIFE               | **             | 4-5         | \$93,600       |          |
| Timber                | 1%         | 2-4  | \$54,400       | LIFE               | **             | 4-5         | \$10,400       |          |
|                       |            | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |                |                    |                |             |                |          |
|                       |            | <i>Location : Isolated Throughout</i>  |                |                    |                |             |                |          |
|                       |            | <i>Explanation : Broken Concrete Extension</i>                                   |                |                    |                |             |                |          |
| Not Accessible        | 90%        |  |                |                    |                |             |                |          |
| Fender                |            |  |                |                    |                |             |                |          |
| Wales and Chocks      |            |  |                |                    |                |             |                |          |
| Timber                | 15%        | Now  | \$107,700      | 2034               | **             | 4           | \$13,500       |          |
|                       |            | <i>Missing Part, Extent : Severe, Area Affected : 50%</i>                        |                |                    |                |             |                |          |
|                       |            | <i>Location : Throughout South, West, And Western Part Of N. Side</i>            |                |                    |                |             |                |          |
|                       |            | <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>                   |                |                    |                |             |                |          |
|                       |            | <i>Location : Throughout South, West, And Western Part Of N. Side</i>            |                |                    |                |             |                |          |
| Timber                | 65%        |  |                | 2028               | **             | 4           | \$58,300       |          |
|                       |            | <i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>                    |                |                    |                |             |                |          |
|                       |            | <i>Location : Throughout Upper And Lower Wales</i>                               |                |                    |                |             |                |          |
| Not Accessible        | 20%        |  |                |                    |                |             |                |          |
| Piles                 |            |  |                |                    |                |             |                |          |
| Timber                | 15%        |  |                | 2028               | **             | 4           | \$6,200        |          |
|                       |            | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>                    |                |                    |                |             |                |          |
|                       |            | <i>Location : Isolated Throughout</i>  |                |                    |                |             |                |          |
|                       |            | <i>Worn, Extent : Light, Area Affected : 30%</i>                                 |                |                    |                |             |                |          |
|                       |            | <i>Location : Above Mlw Elevation, Throughout Pier</i>                           |                |                    |                |             |                |          |
| Timber                | 10%        | 4+   | \$113,800      | 2034               | **             | 4           | \$4,100        |          |
|                       |            | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>                 |                |                    |                |             |                |          |
|                       |            | <i>Location : At The North And South Dolphins</i>                                |                |                    |                |             |                |          |
|                       |            | <i>Other Observation, Extent : Severe, Area Affected : 10%</i>                   |                |                    |                |             |                |          |
|                       |            | <i>Location : At North End Of West Face</i>                                      |                |                    |                |             |                |          |
|                       |            | <i>Explanation : Broken Bolted Connection</i>                                    |                |                    |                |             |                |          |
| Not Accessible        | 75%        |  |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : RELIEVING PLATFORM  
**Address** : E.RIVER FROM OLD SLIP / SOUTH TO 45 FT PAST HELIPORT  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.042 / 14731 **Yr Built/Renovated** :  
**Area Sq Ft** : 8,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 36 **Lot** : 12 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

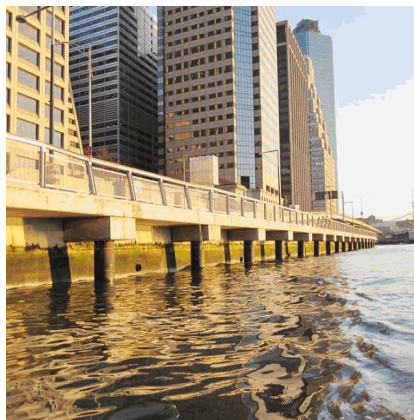
| <b>EXPENSE</b> | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|----------------|----------------|----------------|----------------|----------------|
|----------------|----------------|----------------|----------------|----------------|

Piers

**Total**

Importance Code A

**Total**



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**RELIEVING PLATFORM**  
**Asset # : 14731**

| <b>Piers</b>                 |                   | <b>Current Repair</b>                                  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                               | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural                   |                   |  |                       |                           |                       |                    |                       |                 |
| Deck                         |                   |  |                       |                           |                       |                    |                       |                 |
| Concrete                     | 50%               |  |                       | LIFE                      | **                    | 5                  | \$7,500               |                 |
|                              |                   | <i>Erosion, Extent : Moderate, Area Affected : 35%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout Tidal Zone</i>                |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 50%               |  |                       |                           |                       |                    |                       |                 |
| Piles and Bracing            |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |  |                       |                           |                       |                    |                       |                 |
| Deck Elements                |                   |  |                       |                           |                       |                    |                       |                 |
| Deck Surface                 |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 100%              |  |                       | 2039                      | **                    | 5                  |                       |                 |
| Railing                      |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 100%              |  |                       | 2024                      |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER  
**Address** : GOWANUS BAY SOUTH SIDE OF 30TH ST PIER  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.109 / 14797 **Yr Built/Renovated** : 2013 /  
**Area Sq Ft** : 16,616 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 662 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$178,800             | \$347,200             |
| <b>Total</b>      | <b>\$178,800</b>      | <b>\$347,200</b>      |
| Importance Code A | \$178,800             | \$178,800             |
| Importance Code B |                       | \$168,300             |
| <b>Total</b>      | <b>\$178,800</b>      | <b>\$347,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$26,700        |                |                | \$3,600        |
| <b>Total</b>      | <b>\$26,700</b> |                |                | <b>\$3,600</b> |
| Importance Code A | \$26,500        |                |                |                |
| Importance Code B | \$100           |                |                | \$3,600        |
| <b>Total</b>      | <b>\$26,700</b> |                |                | <b>\$3,600</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL 30 ST RECYCLING WHARF AND PIER**  
**Asset # : 14797**

| 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              | 85%        |                   |   | LIFE               | **             | 5           | \$52,600       |          |
|                       |            |                   | <i>Cracking, Extent : Light, Area Affected : 2%</i>               |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Throughout</i>                             |                    |                |             |                |          |
|                       |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 2%</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Beneath Shed</i>                                    |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Cracking</i>                                     |                    |                |             |                |          |
| Not Accessible        | 15%        |                   |   |                    |                |             |                |          |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>      |                    |                |             |                |          |
|                       |            |                   | <i>Location : Along Edge Of Wharf</i>                             |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Beneath Concrete Block</i>                       |                    |                |             |                |          |
| Pile Caps             |            |                   |   |                    |                |             |                |          |
| Concrete              | 20%        |                   |   | LIFE               | **             | 5           | \$400          |          |
| No Component          | 80%        |                   |   |                    |                |             |                |          |
| Piles and Bracing     |            |                   |   |                    |                |             |                |          |
| Steel                 | 70%        |                   |   | LIFE               | **             | 5           | \$357,600      |          |
|                       |            |                   | <i>Corrosion, Extent : Light, Area Affected : 10%</i>             |                    |                |             |                |          |
|                       |            |                   | <i>Location : Above Water</i>                                     |                    |                |             |                |          |
|                       |            |                   | <i>Missing Coating, Extent : Moderate, Area Affected : 20%</i>    |                    |                |             |                |          |
|                       |            |                   | <i>Location : Above Water</i>                                     |                    |                |             |                |          |
| Not Accessible        | 30%        |                   |   |                    |                |             |                |          |
| Coping/Curb           |            |                   |   |                    |                |             |                |          |
| Concrete              | 85%        |                   |   | LIFE               | **             |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Moderate, Area Affected : 1%</i>            |                    |                |             |                |          |
|                       |            |                   | <i>Location : 3 Feet long spall At Inshore End Of Finger Pier</i> |                    |                |             |                |          |
| No Component          | 15%        |                   |   |                    |                |             |                |          |
| Fender                |            |                   |   |                    |                |             |                |          |
| Facing                |            |                   |   |                    |                |             |                |          |
| Composite             | 85%        |                   |   | 2025               |                |             | \$168,300      |          |
| No Component          | 15%        |                   |   |                    |                |             |                |          |
| Piles                 |            |                   |   |                    |                |             |                |          |
| Steel                 | 1%         |                   |   | 2036               | **             | 3-5         | \$7,400        |          |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |          |
|                       |            |                   | <i>Location : At Ends Of Wharf And Pier</i>                       |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Donut Fender Piles</i>                           |                    |                |             |                |          |
| No Component          | 99%        |                   |   |                    |                |             |                |          |
| Deck Elements         |            |                   |   |                    |                |             |                |          |
| Railing               |            |                   |   |                    |                |             |                |          |
| Steel                 | 12%        |                   |   | 2025               |                |             |                |          |
|                       |            |                   | <i>Corrosion, Extent : Light, Area Affected : 2%</i>              |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Locations</i>                              |                    |                |             |                |          |
| No Component          | 88%        |                   |   |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743  
**Address** : FROM DOVER STREET TO SOUTH OF WAGNER PLACE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.050 / 14067 **Yr Built/Renovated** :  
**Area Sq Ft** : 4,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 21-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 73 **Lot** : 29 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$66,300        |                |                |                |
| <b>Total</b>      | <b>\$66,300</b> |                |                |                |
| Importance Code A | \$46,500        |                |                |                |
| Importance Code C | \$19,800        |                |                |                |
| <b>Total</b>      | <b>\$66,300</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**TIMBER RELIEVING PLATFORM IN FRONT OF ASSET 1743**  
**Asset # : 14067**

| System<br>Component<br>Type | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Structural</b>           |   |                      |                |                    |                |                |                |          |
| Deck                        |   |                      |                |                    |                |                |                |          |
| Timber                      | 100%  |                      |                | LIFE               | **             | 5              | \$33,600       |          |
|                             | <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i> |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |
| Pile Caps                   |   |                      |                |                    |                |                |                |          |
| Timber                      | 100%  |                      |                | LIFE               | **             | 4              | \$47,100       |          |
| Piles and Bracing           |   |                      |                |                    |                |                |                |          |
| Timber                      | 30%   |                      |                | LIFE               | **             | 4-5            | \$10,000       |          |
| Timber                      | 30%   | 0-2                  | \$9,400        | LIFE               | **             | 4-5            | \$5,400        |          |
|                             | <i>Worn, Extent : Moderate, Area Affected : 50%</i>                 |                      |                |                    |                |                |                |          |
|                             | <i>Location : On Bracing Throughout</i>                             |                      |                |                    |                |                |                |          |
| No Component                | 40%   |                      |                |                    |                |                |                |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 0%</i>        |                      |                |                    |                |                |                |          |
|                             | <i>Location : On Box Culvert At North End</i>                       |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Concrete Slab</i>                                  |                      |                |                    |                |                |                |          |
| <b>Fender</b>               |   |                      |                |                    |                |                |                |          |
| Pile Cluster                |   |                      |                |                    |                |                |                |          |
| Timber                      | 10%   | 0-2                  | \$19,800       | 2032               | **             | 4              | \$900          |          |
|                             | <i>Rotting/Splitting, Extent : Severe, Area Affected : 15%</i>      |                      |                |                    |                |                |                |          |
|                             | <i>Location : In Tidal Zone</i>                                     |                      |                |                    |                |                |                |          |
| No Component                | 85%   |                      |                |                    |                |                |                |          |
| Not Accessible              | 5%  |                      |                |                    |                |                |                |          |
| <b>Deck Elements</b>        |   |                      |                |                    |                |                |                |          |
| Railing                     |   |                      |                |                    |                |                |                |          |
| Steel                       | 100%  |                      |                | 2025               |                |                |                |          |
|                             | <i>Corrosion, Extent : Light, Area Affected : 5%</i>                |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : U.N. SCHOOL PILE SUPPORTED PLATFORM  
**Address** : 24-50 FDR DRIVE EAST RIVER, EAST 25TH ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.066 / 4145 **Yr Built/Renovated** :  
**Area Sq Ft** : 110,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 991 **Lot** : 59 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             | \$293,900             | \$293,900             |
| <b>Total</b>      | <b>\$293,900</b>      | <b>\$293,900</b>      |
| Importance Code A | \$245,300             | \$245,300             |
| Importance Code C | \$48,600              | \$48,600              |
| <b>Total</b>      | <b>\$293,900</b>      | <b>\$293,900</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-------------------|-----------------|----------------|-----------------|----------------|
| Piers             | \$75,900        |                | \$45,600        |                |
| <b>Total</b>      | <b>\$75,900</b> |                | <b>\$45,600</b> |                |
| Importance Code A | \$43,200        |                |                 |                |
| Importance Code B | \$32,700        |                | \$45,600        |                |
| <b>Total</b>      | <b>\$75,900</b> |                | <b>\$45,600</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**U.N. SCHOOL PILE SUPPORTED PLATFORM**  
**Asset # : 4145**

| Piers                 |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural            |            |                   |  |                    |                |             |                |          |
| Deck                  |            |                   |  |                    |                |             |                |          |
| Concrete              | 50%        |                   |  | LIFE               | **             | 5           | \$205,000      |          |
| Not Accessible        | 50%        |                   |  |                    |                |             |                |          |
| Deck Surface          |            |                   |  |                    |                |             |                |          |
| Asphalt               | 80%        |                   |  | 2036               | **             | 5           | \$97,100       |          |
|                       |            |                   | <i>Cracking, Extent : Light, Area Affected : 2%</i>                        |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated Throughout</i>                                      |                    |                |             |                |          |
|                       |            |                   | <i>Settlement, Extent : Light, Area Affected : 2%</i>                      |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated At Southeast Corner Of Pier</i>                     |                    |                |             |                |          |
| Not Accessible        | 20%        |                   |  |                    |                |             |                |          |
| Firewalls             |            |                   |  |                    |                |             |                |          |
| Concrete              | 70%        |                   |  | LIFE               | **             | 5-10        | \$17,300       |          |
| Not Accessible        | 30%        |                   |  |                    |                |             |                |          |
| Pile Caps             |            |                   |  |                    |                |             |                |          |
| Concrete              | 100%       |                   |  | LIFE               | **             | 5           | \$14,800       |          |
|                       |            |                   | <i>Cracking, Extent : Light, Area Affected : 30%</i>                       |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout With Map Cracking At Southeast Corner Of Pier</i> |                    |                |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Light, Area Affected : 5%</i>                        |                    |                |             |                |          |
|                       |            |                   | <i>Location : Random</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Other Observation, Extent : Light, Area Affected : 30%</i>              |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Efflorescence</i>   |                    |                |             |                |          |
| Piles and Bracing     |            |                   |  |                    |                |             |                |          |
| Timber                | 40%        |                   |  | LIFE               | **             | 4-5         | \$367,100      |          |
|                       |            |                   | <i>Worn, Extent : Light, Area Affected : 10%</i>                           |                    |                |             |                |          |
|                       |            |                   | <i>Location : Within Tidal Zone</i>  |                    |                |             |                |          |
| Not Accessible        | 60%        |                   |  |                    |                |             |                |          |
| Fender                |            |                   |  |                    |                |             |                |          |
| Wales and Chocks      |            |                   |  |                    |                |             |                |          |
| Timber                | 98%        |                   |  | 2036               | **             | 4           | \$77,400       |          |
|                       |            |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>                        |                    |                |             |                |          |
|                       |            |                   | <i>Location :</i>  |                    |                |             |                |          |
| Timber                | 2%         | Now               | \$12,600   | 2042               | **             | 4           | \$1,600        |          |
|                       |            |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>                       |                    |                |             |                |          |
|                       |            |                   | <i>Location : Impact Damage At Southeast Corner Of Pier</i>                |                    |                |             |                |          |
| Piles                 |            |                   |  |                    |                |             |                |          |
| Timber                | 38%        |                   |  | 2036               | **             | 4           | \$13,900       |          |
|                       |            |                   | <i>Worn, Extent : Light, Area Affected : 5%</i>                            |                    |                |             |                |          |
|                       |            |                   | <i>Location :</i>  |                    |                |             |                |          |
| Timber                | 2%         | Now               | \$20,000   | 2042               | **             | 4           | \$700          |          |
|                       |            |                   | <i>Broken, Extent : Severe, Area Affected : 10%</i>                        |                    |                |             |                |          |
|                       |            |                   | <i>Location : Impact Damage At Southeast Corner Of Pier</i>                |                    |                |             |                |          |
| Not Accessible        | 60%        |                   |  |                    |                |             |                |          |
| Deck Elements         |            |                   |  |                    |                |             |                |          |
| Railing               |            |                   |  |                    |                |             |                |          |
| Fencing               | 100%       |                   |  | 2028               | **             | 3           |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**U.N. SCHOOL PILE SUPPORTED PLATFORM**  
**Asset # : 4145**

| Piers                       | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |          |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |

Deck Elements

Coping/Curb  
Concrete

|  |      |  |  |      |     |  |
|--|------|--|--|------|-----|--|
|  | 100% |  |  | LIFE | * * |  |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>            |      |  |  |      |     |  |
| <i>Location : Throughout</i>                                   |      |  |  |      |     |  |
| <i>Spalling, Extent : Light, Area Affected : 1%</i>            |      |  |  |      |     |  |
| <i>Location : One Isolated Spall On South Side Of Pier</i>     |      |  |  |      |     |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |  |
| <i>Location : Throughout Perimeter Of Pier</i>                 |      |  |  |      |     |  |
| <i>Explanation : Concrete Parapet Wall</i>                     |      |  |  |      |     |  |

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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.*

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE  
**Address** : 75 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0059.000 / 13924 **Yr Built/Renovated** :  
**Area Sq Ft** : 22,500 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 03-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 20 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             |                       | \$71,200              |
| <b>Total</b>      |                       | <b>\$71,200</b>       |
| Importance Code A |                       | \$71,200              |
| <b>Total</b>      |                       | <b>\$71,200</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b>  | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|-----------------|----------------|----------------|
| Piers             | \$4,700        | \$30,800        |                |                |
| <b>Total</b>      | <b>\$4,700</b> | <b>\$30,800</b> |                |                |
| Importance Code A |                |                 |                |                |
| Importance Code C | \$4,700        | \$30,800        |                |                |
| <b>Total</b>      | <b>\$4,700</b> | <b>\$30,800</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**WHARF AT STATEN ISLAND BALLPARK AT ST. GEORGE**  
**Asset # : 13924**

| <b>Piers</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 55%               |                          |                       | LIFE                      | **                    | 5                  | \$23,100              |                 |
| Not Accessible   | 45%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Panel/Paver: Concrete  | 30%               |                          |                       | 2052                      | **                    |                    |                       |                 |
| Timber   | 68%               |                          |                       | 2039                      | **                    | 5                  | \$61,700              |                 |
| Timber   | 2%                | Now                      | \$4,700               | 2039                      | **                    | 5                  | \$900                 |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Locations Throughout</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,500               |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$71,200              |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 100%              |                          |                       | 2024                      |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : WILLIAMSBURG YACHT CLUB PIER  
**Address** : 119-08 29TH AVENUE COLLEGE POINT  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DBSR037.020 / 13493 **Yr Built/Renovated** :  
**Area Sq Ft** : 1,302 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 24-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4346 **Lot** : 200 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Piers             |                       | \$207,600             |
| <b>Total</b>      |                       | <b>\$207,600</b>      |
| Importance Code B |                       | \$207,600             |
| <b>Total</b>      |                       | <b>\$207,600</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Piers             | \$33,200        |                |                | \$100          |
| <b>Total</b>      | <b>\$33,200</b> |                |                | <b>\$100</b>   |
| Importance Code A | \$22,800        |                |                | \$100          |
| Importance Code B | \$10,400        |                |                |                |
| <b>Total</b>      | <b>\$33,200</b> |                |                | <b>\$100</b>   |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**WILLIAMSBURG YACHT CLUB PIER**  
**Asset # : 13493**

| Piers   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural  |            |                   |                |                    |                |             |                |          |
| Deck  |            |                   |                |                    |                |             |                |          |
| Steel   | 1%         |                   |                | 2031               | **             | 5           | \$100          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : At Northeast Corner Of Deck</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Access Platform And Stairs</i>   |            |                   |                |                    |                |             |                |          |
| Timber  | 1%         | Now               | \$600          | LIFE               | **             | 5           | \$100          |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : One Deck Board Is Broken On Pier</i>  |            |                   |                |                    |                |             |                |          |
| Timber  | 93%        |                   |                | LIFE               | **             | 5           | \$10,200       |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Deck And Pier</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 5%         |                   |                |                    |                |             |                |          |
| Pile Caps   |            |                   |                |                    |                |             |                |          |
| Timber  | 5%         | 4+                | \$3,200        | LIFE               | **             | 4           | \$500          |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Along Pier And At Southeast Corner Of Deck</i>                     |            |                   |                |                    |                |             |                |          |
| Timber  | 95%        |                   |                | LIFE               | **             | 4           | \$14,600       |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Pier And Deck</i>  |            |                   |                |                    |                |             |                |          |
| Piles and Bracing   |            |                   |                |                    |                |             |                |          |
| Concrete  | 35%        |                   |                | LIFE               | **             | 5           | \$2,900        |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Concrete Filled Sonotubes And Footings</i>                                  |            |                   |                |                    |                |             |                |          |
| Timber  | 5%         | 4+                | \$5,100        | LIFE               | **             | 4-5         | \$300          |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Location : At West End Of Pier</i>   |            |                   |                |                    |                |             |                |          |
| Timber  | 50%        |                   |                | LIFE               | **             | 4-5         | \$5,400        |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Piles Replaced With Either Timber Or Concrete. Many Abandoned In Place.</i> |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 10%        |                   |                |                    |                |             |                |          |
| Deck Elements   |            |                   |                |                    |                |             |                |          |
| Railing   |            |                   |                |                    |                |             |                |          |
| Steel   | 60%        | 4+                | \$10,400       | 2025               | \$207,600      |             |                |          |
| <i>Corrosion, Extent : Light, Area Affected : 10%</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : At Base Of Railing</i>  |            |                   |                |                    |                |             |                |          |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : At Base Of Railing</i>  |            |                   |                |                    |                |             |                |          |
| Timber  | 40%        |                   |                | 2022               | \$22,200       |             |                |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Deck Perimeter</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : 23RD ST. MARINA DOCK BULKHEAD  
**Address** : 23RD ST. MARINA  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR30.022 / 2583 **Yr Built/Renovated** :  
**Linear Ft** : 303 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 991 **Lot** : 50 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$52,700              |                       |
| <b>Total</b>      | <b>\$52,700</b>       |                       |
| Importance Code B | \$52,700              |                       |
| <b>Total</b>      | <b>\$52,700</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$54,800        |                | \$1,500        | \$1,700        |
| <b>Total</b>      | <b>\$54,800</b> |                | <b>\$1,500</b> | <b>\$1,700</b> |
| Importance Code A | \$6,600         |                |                |                |
| Importance Code B | \$22,300        |                | \$1,500        | \$1,700        |
| Importance Code C | \$25,900        |                |                |                |
| <b>Total</b>      | <b>\$54,800</b> |                | <b>\$1,500</b> | <b>\$1,700</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**23RD ST. MARINA DOCK BULKHEAD**  
**Asset # : 2583**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top<br>Concrete/Stone                         | 100%              |                          |                       | LIFE                      | **                    | 10                 |                       |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout With Isolated Moderate Cracking</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb<br>Concrete  | 10%               | Now                      | \$5,100               | LIFE                      | **                    | 5                  |                       |                 |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 45%               | Now                      | \$15,000              | LIFE                      | **                    | 5                  | \$100                 |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Locations Throughout</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 35%               | 4+                       | \$5,800               | LIFE                      | **                    | 5                  | \$100                 |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lowlevel Pile Caps</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 5%                | 4+                       | \$6,600               | LIFE                      | **                    |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 75%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Ends Of Transverse Pile Caps</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Not Accessible   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              |                          |                       | 2036                      | **                    | 5                  | \$3,500               |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Intermittent Transverse Cracks Throughout</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 15%               | Now                      | \$8,400               | 2042                      | **                    | 4                  | \$1,100               |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 25%               | 4+                       | \$13,900              | 2042                      | **                    | 4                  | \$1,800               |                 |
| <i>Broken, Extent : Moderate, Area Affected : 50%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 40%               |                          |                       | 2036                      | **                    | 4                  | \$2,900               |                 |
| Not Accessible   | 20%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**23RD ST. MARINA DOCK BULKHEAD**  
**Asset # : 2583**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Fender</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 25%               | 4+                       | \$13,200              | 2042                      | **                    | 4                  | \$4,100               |                 |
| <i>Loose Connections, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 60%               | Now                      | \$39,500              | 2042                      | **                    | 4                  | \$9,900               |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fencing  | 100%              |                          |                       | 2028                      | **                    | 3                  | \$100                 |                 |
| <i>Corrosion, Extent : Light, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : 23RD ST. MARINA PKG. GARAGE BULKHEAD  
**Address** : 23RD ST. MARINA  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSPR30.011 / 2584 **Yr Built/Renovated** :  
**Linear Ft** : 107 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 991 **Lot** : 50 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$24,700        |                |                | \$600          |
| <b>Total</b>      | <b>\$24,700</b> |                |                | <b>\$600</b>   |
| Importance Code A | \$24,000        |                |                |                |
| Importance Code B | \$600           |                |                | \$600          |
| <b>Total</b>      | <b>\$24,700</b> |                |                | <b>\$600</b>   |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**23RD ST. MARINA PKG. GARAGE BULKHEAD**  
**Asset # : 2584**

| <b>Bulkheads</b>                         |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>             | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>                        |                   |  |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top<br>Concrete/Stone | 90%               |  |                       | LIFE                      | **                    | 10                 |                       |                 |
|  |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>                                  |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
| Concrete/Stone                           | 10%               | 4+   | \$21,700              | LIFE                      | **                    |                    |                       |                 |
|  |                   | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                              |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Location : At South End, 20 Ft From South End, And Northern 20 Ft Of Bulkhead</i> |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>                 |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible                           | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Lowlevel Pile Caps</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Timber                                   | 5%                | Now  | \$2,300               | LIFE                      | **                    |                    |                       |                 |
|  |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>                       |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Location : At Ends Of Transverse Pile Caps</i>                                    |                       |                           |                       |                    |                       |                 |
| Timber                                   | 5%                |  |                       | LIFE                      | **                    |                    |                       |                 |
| Not Accessible                           | 90%               |  |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>                          |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                              |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible                           | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>                           |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt                                  | 75%               |  |                       | 2036                      | **                    | 5                  | \$900                 |                 |
|  |                   | <i>Cracking, Extent : Light, Area Affected : 10%</i>                                 |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Location : Random</i>   |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers                           | 20%               |  |                       | 2036                      | **                    | 5                  | \$200                 |                 |
|  |                   | <i>Settlement, Extent : Light, Area Affected : 5%</i>                                |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Location : Northern Half Of Pavers</i>  |                       |                           |                       |                    |                       |                 |
| Concrete                                 | 5%                |  |                       | 2036                      | **                    | 5                  | \$100                 |                 |
| <b>Fender</b>                            |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>                             |                   |  |                       |                           |                       |                    |                       |                 |
| Timber                                   | 50%               |  |                       | 2030                      | **                    | 4                  | \$1,900               |                 |
|  |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>                       |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Location : Fender Piles Are Below The Parking Garage Pier And Are Abandoned</i>   |                       |                           |                       |                    |                       |                 |
|  |                   | <i>Explanation : Abandoned</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : 65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD  
**Address** : FOOT OF 66TH ST NEXT TO BAT  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR038.010 / 13484 **Yr Built/Renovated** : 1999 / 2012  
**Linear Ft** : 146 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 20-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5804 **Lot** : 2 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$400          |                |                | \$400          |
| <b>Total</b>      | <b>\$400</b>   |                |                | <b>\$400</b>   |
| Importance Code A | \$300          |                |                |                |
| Importance Code B |                |                |                | \$400          |
| Importance Code C | \$100          |                |                |                |
| <b>Total</b>      | <b>\$400</b>   |                |                | <b>\$400</b>   |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**65TH STREET RAIL YARD TRANSFER BRIDGE BULKHEAD**  
**Asset # : 13484**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |  |                       |                           |                       |                    |                       |                 |
| Coping/Curb<br>Timber        | 65%               |  |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Isolated Throughout</i>                            |                       |                           |                       |                    |                       |                 |
| No Component                 | 35%               |  |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>          |                   |  |                       |                           |                       |                    |                       |                 |
| Concrete                     | 30%               |  |                       | LIFE                      | **                    | 5-10               | \$400                 |                 |
|                              |                   | <i>Erosion, Extent : Light, Area Affected : 50%</i>              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : In Tidal Zone</i>                                  |                       |                           |                       |                    |                       |                 |
| No Component                 | 35%               |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 35%               |  |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 35%               |  |                       | LIFE                      | **                    | 10                 |                       |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 25%</i>            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : In Tidal Zone</i>                                  |                       |                           |                       |                    |                       |                 |
| No Component                 | 65%               |  |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |  |                       |                           |                       |                    |                       |                 |
| Concrete                     | 35%               |  |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
|                              |                   | <i>Erosion, Extent : Light, Area Affected : 50%</i>              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : In Tidal Zone</i>                                  |                       |                           |                       |                    |                       |                 |
| No Component                 | 65%               |  |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 35%               |  |                       | 2036                      | **                    | 5                  | \$600                 |                 |
|                              |                   | <i>Cracking, Extent : Light, Area Affected : 10%</i>             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout Pavement</i>                            |                       |                           |                       |                    |                       |                 |
| Gravel                       | 65%               |  |                       | 2036                      | **                    | 2-5                | \$300                 |                 |
| <b>Deck Elements</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Fencing                      | 100%              |  |                       | 2028                      | **                    | 3                  | \$100                 |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 50%</i>            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : At South End Of Asset</i>                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTH 18 BULKHEAD  
**Address** : KAY AVE. BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.022 / 13540 **Yr Built/Renovated** :  
**Linear Ft** : 493 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$88,200              | \$4,912,100           |
| <b>Total</b>      | <b>\$88,200</b>       | <b>\$4,912,100</b>    |
| Importance Code A |                       | \$4,912,100           |
| Importance Code B | \$88,200              |                       |
| <b>Total</b>      | <b>\$88,200</b>       | <b>\$4,912,100</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$22,300        |                |                |                |
| <b>Total</b>      | <b>\$22,300</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$22,300        |                |                |                |
| <b>Total</b>      | <b>\$22,300</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTH 18 BULKHEAD**  
**Asset # : 13540**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pile Supported Wall<br>Concrete   | 100%              |                          |                       | 2027                      | \$4,912,100           | 5                  | \$19,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Erosion In The Tidal Zone And Cracking Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Erosion And Cracking</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing<br>Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Pile Caps<br>Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill<br>Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Blocks  | 10%               |                          |                       | 2033                      | **                    | 5                  | \$600                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From 45 Feet To 90 Feet North Of Southern Limit Of Asset</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surface Wearing</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 40%               |                          |                       | 2033                      | **                    | 5                  | \$2,300               |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 20%               | 4+                       | \$20,900              | 2037                      | **                    | 5                  | \$600                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Erosion / Scaling Throughout From 240 Feet To 360 Feet North Of Southern Limit Of Asset</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Under Building At Southern 45 Feet Of Asset And Under Vegetation For 25 Percent Of Remaining Surface, North Of Building</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Not Accessible</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 50%               | Now                      | \$45,400              | 2039                      | **                    | 4                  | \$5,900               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Broken / Missing Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 100%              | Now                      | \$42,800              | 2039                      | **                    | 4                  | \$26,700              |                 |
| <i>Broken, Extent : Severe, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Length Of Bulkhead</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 60%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Length Of Bulkhead</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTH 14A BULKHEAD  
**Address** : FOOT OF PIER G TO PIER J BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.040 / 13525 **Yr Built/Renovated** :  
**Linear Ft** : 450 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$44,800        |                |                |                |
| <b>Total</b>      | <b>\$44,800</b> |                |                |                |
| Importance Code A | \$16,200        |                |                |                |
| Importance Code B | \$4,400         |                |                |                |
| Importance Code C | \$24,100        |                |                |                |
| <b>Total</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTH 14A BULKHEAD**  
**Asset # : 13525**

| <b>Bulkheads</b>                    |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>        | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural<br>Coping/Curb<br>Timber | 85%  | 4+                       | \$21,000              | LIFE                      | **                    | 5                  | \$200                 |                 |
|                                     | <i>Excess Deflection, Extent : Moderate, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Explanation : Rotated</i>   |                          |                       |                           |                       |                    |                       |                 |
| Timber                              | 5%   | 4+                       | \$100                 | LIFE                      | **                    | 5                  |                       |                 |
|                                     | <i>Missing Connections, Extent : Severe, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Timber Not Connected 195 Feet From The North End</i>   |                          |                       |                           |                       |                    |                       |                 |
| Timber                              | 10%  | Now                      | \$3,000               | LIFE                      | **                    | 5                  |                       |                 |
|                                     | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Northern 58 Feet; 43 Feet Length Starting 127 Feet From North</i>                            |                          |                       |                           |                       |                    |                       |                 |
| Sheet Piles<br>Steel                | 5%   | 4+                       | \$6,500               | LIFE                      | **                    |                    |                       |                 |
|                                     | <i>Missing Part, Extent : Light, Area Affected : 10%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Missing Bolts W/ Fill Loss At Holes 194 Feet, 238 Feet, 254 Feet And 283 Feet From North</i> |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : 288 Feet From North</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Explanation : Top Of Sheets Not Embedded In Concrete Cap W/ Fill Exposed</i>                            |                          |                       |                           |                       |                    |                       |                 |
| Steel                               | 50%  |                          |                       | LIFE                      | **                    |                    |                       |                 |
|                                     | <i>Corrosion, Extent : Light, Area Affected : 2%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Isolated In Tidal Zone</i>   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                      | 45%  |                          |                       |                           |                       |                    |                       |                 |
| Pile Caps<br>Concrete               | 95%  |                          |                       | LIFE                      | **                    | 5                  | \$1,300               |                 |
|                                     | <i>Cracking, Extent : Light, Area Affected : 10%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Spalling, Extent : Light, Area Affected : 5%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Isolated Small Spalls At Bottom Edge Of Cap</i>  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                            | 5%   | 4+                       | \$9,700               | LIFE                      | **                    | 5                  | \$100                 |                 |
|                                     | <i>Spalling, Extent : Moderate, Area Affected : 25%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : 143 Feet, 188 Feet, 225 Feet, And 266 Feet (At Outfall) From The North</i>                   |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Other Observation, Extent : Light, Area Affected : 50%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : 207 Feet From North</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Explanation : Delamination</i>  |                          |                       |                           |                       |                    |                       |                 |
| Backfill<br>Fill<br>Not Accessible  | 100%   |                          |                       |                           |                       |                    |                       |                 |
| Surface<br>Asphalt                  | 95%  |                          |                       | 2033                      | **                    | 5                  | \$4,900               |                 |
| Asphalt                             | 5%   | 4+                       | \$2,000               | 2039                      | **                    | 5                  | \$100                 |                 |
|                                     | <i>Cracking, Extent : Moderate, Area Affected : 30%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : Isolated Throughout And 225 Feet From North (At Outfall)</i>                                 |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Settlement, Extent : Light, Area Affected : 5%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                     | <i>Location : 285 Feet And 440 Feet From North</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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
 BERTH 14A BULKHEAD  
 Asset # : 13525**

Print Date : 16-Sep-2016      **DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTH 1A BULKHEAD  
**Address** : FRONT AVE. WEST OF PIER C BROOKLYN NAVY YARD  
**Borough** : BROOKLYN      **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.170 / 13538      **Yr Built/Renovated** :  
**Linear Ft** : 136      **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 14-Dec-2012      **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023      **Lot** : 1      **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                | \$100          |                |                |
| <b>Total</b>      |                | <b>\$100</b>   |                |                |
| Importance Code B |                | \$100          |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801  
BERTH 1A BULKHEAD  
Asset # : 13538**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Structural</b>            |                   |   |                       |                           |                       |                    |                       |                 |
| Coping/Curb Timber           | 90%               |   |                       | LIFE                      | * *                   | 5                  | \$100                 |                 |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Missing</i>                                    |                       |                           |                       |                    |                       |                 |
| No Component                 | 10%               |   |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 90%               |   |                       | LIFE                      | * *                   |                    |                       |                 |
|                              |                   | <i>Missing Coating, Extent : Light, Area Affected : 10%</i>     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Isolated Throughout</i>                           |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 10%               |   |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 90%               |   |                       | 2037                      | * *                   | 5                  | \$1,400               |                 |
| Concrete                     | 10%               |   |                       | 2039                      | * *                   | 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.*

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTH 20A & 20B BULKHEAD  
**Address** : KAY AVE. BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.021 / 13539 **Yr Built/Renovated** :  
**Linear Ft** : 875 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$68,800        | \$1,200        |                | \$200          |
| <b>Total</b>      | <b>\$68,800</b> | <b>\$1,200</b> |                | <b>\$200</b>   |
| Importance Code A | \$34,900        |                |                |                |
| Importance Code B | \$19,500        | \$1,200        |                | \$200          |
| Importance Code C | \$14,400        |                |                |                |
| <b>Total</b>      | <b>\$68,800</b> | <b>\$1,200</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTH 20A & 20B BULKHEAD**  
**Asset # : 13539**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb<br>Timber  | 25%               | Now                      | \$14,400              | LIFE                      | **                    | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Western 196 Feet Of Asset</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Missing</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 75%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Supported Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 70%               |                          |                       | 2037                      | **                    | 5                  | \$24,500              |                 |
| Concrete   | 20%               | 4+                       | \$34,900              | 2033                      | **                    | 5                  | \$3,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Erosion In Tidal Zone And Cracking Throughout In Western 179 Feet Of Asset</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Erosion And Cracking</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 778 Feet From West</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Transfer Bridge</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 20%               |                          |                       | 2039                      | **                    | 5                  | \$2,000               |                 |
| <i>Cracking, Extent : Light, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Western 160 Feet Of Asset</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sand   | 75%               |                          |                       | 2037                      | **                    | 2-5                | \$2,000               |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 778 Feet From West End Of Asset</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Transfer Bridge</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 5%                | Now                      | \$8,100               | 2039                      | **                    | 4                  | \$1,000               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At East End Of Asset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 5%                | Now                      | \$11,400              | 2039                      | **                    | 4                  | \$2,400               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At East End Of Asset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTH 20C BARGE BASIN BULKHEAD  
**Address** : EAST OF JAY AVE. BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.010 / 13522 **Yr Built/Renovated** :  
**Linear Ft** : 2,160 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$806,600             | \$42,300              |
| <b>Total</b>      | <b>\$806,600</b>      | <b>\$42,300</b>       |
| Importance Code A | \$430,400             | \$42,300              |
| Importance Code B | \$249,500             |                       |
| Importance Code C | \$126,700             |                       |
| <b>Total</b>      | <b>\$806,600</b>      | <b>\$42,300</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$45,300        | \$100          |                |                |
| <b>Total</b>      | <b>\$45,300</b> | <b>\$100</b>   |                |                |
| Importance Code A | \$33,600        |                |                |                |
| Importance Code B | \$11,600        | \$100          |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$45,300</b> | <b>\$100</b>   |                |                |



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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTH 20C BARGE BASIN BULKHEAD**  
**Asset # : 13522**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb Concrete  | 30%               | Now                      | \$108,600             | LIFE                      | **                    | 5                  | \$600                 |                 |
| <i>Broken, Extent : Severe, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Barge Basin</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 60%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout North Side Of Barge Basin</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Missing</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 35%               |                          |                       | LIFE                      | **                    | 5                  | \$700                 |                 |
| Concrete  | 5%                | 4+                       | \$18,100              | LIFE                      | **                    | 5                  | \$100                 |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Asset</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Supported Wall</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 20%               | 4+                       | \$430,400             | 2033                      | **                    | 5                  | \$8,600               |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Bottom Edge Of Wall</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 78%               |                          |                       | 2033                      | **                    | 5                  | \$67,300              |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Cj</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated At Top Of Wall And Isolated Throughout</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Scaling In Tidal Zone, And Efflorescence Above Tidal Zone</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Scaling And Efflorescence</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 2%                |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 40 Feet Length Along North Wall Of Basin, Starting 1994 Feet From Southwest</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : At Outfall</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel  | 1%                | Now                      | \$1,800               | 2039                      | **                    | 5                  |                       |                 |
| <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Northern End Of North Basin Wall</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 99%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTH 20C BARGE BASIN BULKHEAD**  
**Asset # : 13522**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Surface   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 59%               |                          |                       | 2033                      | **                    | 5                  | \$14,500              |                 |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 60%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Three Sections Totalling 860 Feet</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 40%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 1%                | Now                      | \$1,900               | 2039                      | **                    | 5                  | \$100                 |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Northern End Of North Barge Basin Wall</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Blocks  | 5%                |                          |                       | 2033                      | **                    | 5                  | \$1,200               |                 |
| Concrete  | 9%                |                          |                       | 2037                      | **                    | 5                  | \$2,200               |                 |
| Topsoil   | 20%               |                          |                       | 2022                      |                       | 5                  | \$22,700              |                 |
| Not Accessible  | 6%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 25%               | Now                      | \$99,400              | 2039                      | **                    | 4                  | \$12,900              |                 |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Wall Of Barge Basin</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 40%               | Now                      | \$150,100             | 2039                      | **                    | 4                  | \$46,900              |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Wall Of Barge Basin</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fencing   | 35%               |                          |                       | 2028                      | **                    | 3                  | \$300                 |                 |
| 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.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTH 3A BULKHEAD  
**Address** : FRONT AVE. BETWEEN PIERS C & D BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.150 / 13536 **Yr Built/Renovated** :  
**Linear Ft** : 350 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 14-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| EXPENSE           | FY 2018         | FY 2019 | FY 2020 | FY 2021 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads         | \$14,700        |         |         |         |
| <b>Total</b>      | <b>\$14,700</b> |         |         |         |
| Importance Code A |                 |         |         |         |
| Importance Code B | \$13,700        |         |         |         |
| Importance Code C | \$1,000         |         |         |         |
| <b>Total</b>      | <b>\$14,700</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTH 3A BULKHEAD**  
**Asset # : 13536**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Coping/Curb</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 5%                | 4+                       | \$1,000               | LIFE                      | **                    | 5                  |                       |                 |
| <i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Impacted Damage 275 Feet From West</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 93%               |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| No Component  | 2%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 35%               |                          |                       | LIFE                      | **                    | 5                  | \$500                 |                 |
| Not Accessible  | 65%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 10%               | 4+                       | \$2,900               | 2059                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Broken Up Concrete Exposing Topsoil</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Exposed Topsoil</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 30%               | 4+                       | \$900                 | 2033                      | **                    | 5                  | \$600                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Moderate Cracking Throughout</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Settlement, Extent : Light, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 60%               | 4+                       | \$7,400               | 2033                      | **                    | 5                  | \$1,200               |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 75%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Settlement, Extent : Light, Area Affected : 75%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Near Wall</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 10%               | Now                      | \$2,500               | 2033                      | **                    | 5                  | \$200                 |                 |
| <i>Broken, Extent : Moderate, Area Affected : 40%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 124 Feet To 184 From West</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTH 6 BULKHEAD  
**Address** : BETWEEN DRY DOCKS 1 & 4 BROOKLYN NAVY YARD  
**Borough** : BROOKLYN Agency's Number : N/A  
**Program / Asset #** : DBSR045.130 / 13534 Yr Built/Renovated :  
**Linear Ft** : 395 Project Type : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Dec-2012 Landmark Status : NONE  
**Areas Surveyed** :  
**Block** : 2023 Lot : 1 BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$152,700             |                       |
| <b>Total</b>      | <b>\$152,700</b>      |                       |
| Importance Code A | \$55,200              |                       |
| Importance Code B | \$97,500              |                       |
| <b>Total</b>      | <b>\$152,700</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$25,800        |                |                | \$700          |
| <b>Total</b>      | <b>\$25,800</b> |                |                | <b>\$700</b>   |
| Importance Code A | \$1,100         |                |                |                |
| Importance Code B | \$24,700        |                |                | \$700          |
| <b>Total</b>      | <b>\$25,800</b> |                |                | <b>\$700</b>   |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTH 6 BULKHEAD**  
**Asset # : 13534**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pile Supported Wall<br>Conc w/Stone Face  | 10%               | 2-4                      | \$55,200              | LIFE                      | **                    | 5                  | \$3,200               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 75%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 274 Feet To 394 Feet From Dry Dock 4 In The Tidal Zone</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Loss Of Stone Facing/ Erosion Of Concrete/ Mortar Loss/ Cracking</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 30%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Light, Area Affected : 5%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated In Tidal Zone</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 70%               |                          |                       | 2028                      | **                    | 5                  | \$2,200               |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 70%               | Now                      | \$97,500              | 2039                      | **                    | 5                  | \$1,600               |                 |
| <i>Cracking, Extent : Severe, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Large Cracks Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Settlement, Extent : Severe, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Adjacent To Dry Dock #1</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Building And Access Ramp</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 15%               | Now                      | \$10,900              | 2039                      | **                    | 4                  | \$1,400               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Adjacent To Dry Dock #1</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Broken/ Missing</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 15%               |                          |                       | 2033                      | **                    | 3-5                | \$3,100               |                 |
| <i>Corrosion, Extent : Light, Area Affected : 20%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Steel Fender Rack</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 15%               | Now                      | \$12,900              | 2039                      | **                    | 4                  | \$3,200               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 70%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Adjacent To Dry Dock #1</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Broken/ Missing</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTHS 10 AND 10A PIER  
**Address** : EAST SIDE OF DRY DOCK 6 BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.070 / 13528 **Yr Built/Renovated** :  
**Linear Ft** : 518 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$271,400             |                       |
| <b>Total</b>      | <b>\$271,400</b>      |                       |
| Importance Code B | \$271,400             |                       |
| <b>Total</b>      | <b>\$271,400</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$67,200        |                |                |                |
| <b>Total</b>      | <b>\$67,200</b> |                |                |                |
| Importance Code A | \$35,100        |                |                |                |
| Importance Code B | \$4,700         |                |                |                |
| Importance Code C | \$27,400        |                |                |                |
| <b>Total</b>      | <b>\$67,200</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTHS 10 AND 10A PIER**  
**Asset # : 13528**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural                   |                   |                          |  |                           |                       |                    |                       |                 |
| Coping/Curb                  |                   |                          |  |                           |                       |                    |                       |                 |
| Timber                       | 80%               | Now                      | \$27,400   | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Missing/ Broken</i>   |                           |                       |                    |                       |                 |
| No Component                 | 20%               |                          |  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At Berth 10a</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : No Timber Curb</i>  |                           |                       |                    |                       |                 |
| Pile Supported Wall          |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 90%               |                          |  | 2033                      | **                    | 5                  | \$18,600              |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 10%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Light, Area Affected : 10%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
| Concrete                     | 10%               | 4+                       | \$25,800   | 2033                      | **                    | 5                  | \$1,000               |                 |
|                              |                   |                          | <i>Erosion, Extent : Moderate, Area Affected : 30%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 30%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
| Piles and Bracing            |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Pile Caps                    |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Backfill                     |                   |                          |  |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |  |                           |                       |                    |                       |                 |
| Gravel                       | 10%               | Now                      | \$4,400  | 2039                      | **                    | 5                  |                       |                 |
|                              |                   |                          | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At Stations 3+64, 4+06, 4+50, And 4+75 To 5+18. With Station 0+00 At Berth 10a</i> |                           |                       |                    |                       |                 |
| Not Accessible               | 90%               |                          |  |                           |                       |                    |                       |                 |
| Surface                      |                   |                          |  |                           |                       |                    |                       |                 |
| Asphalt                      | 80%               | 4+                       | \$36,500   | 2039                      | **                    | 5                  | \$2,400               |                 |
|                              |                   |                          | <i>Cracking, Extent : Moderate, Area Affected : 75%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Settlement, Extent : Moderate, Area Affected : 10%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
| Asphalt                      | 10%               | Now                      | \$4,600  | 2039                      | **                    | 5                  | \$300                 |                 |
|                              |                   |                          | <i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : See List Of Locations In Fill Section</i>  |                           |                       |                    |                       |                 |
| Concrete                     | 10%               |                          |  | 2033                      | **                    | 5                  | \$600                 |                 |
| Fender                       |                   |                          |  |                           |                       |                    |                       |                 |
| Piles                        |                   |                          |  |                           |                       |                    |                       |                 |
| Timber                       | 100%              | Now                      | \$95,300   | 2039                      | **                    | 4                  | \$12,400              |                 |
|                              |                   |                          | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Missing/ Broken</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.



**DEPT. OF SMALL BUSINESS SERV. - 801  
BERTHS 10 AND 10A PIER  
Asset # : 13528**

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

Fender

Wales and Chocks

Timber

|      |     |           |      |     |   |          |
|------|-----|-----------|------|-----|---|----------|
| 100% | Now | \$135,000 | 2039 | * * | 4 | \$28,100 |
|------|-----|-----------|------|-----|---|----------|

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

*Location : Throughout*

*Explanation : Missing/ Broken*

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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.*

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTHS 11 AND 12 / BULKHEAD AND BOATSHED  
**Address** : NW SIDE OF HAMMERHEAD AVE. BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.060 / 13527 **Yr Built/Renovated** :  
**Linear Ft** : 990 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 13-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$311,100             |                       |
| <b>Total</b>      | <b>\$311,100</b>      |                       |
| Importance Code A | \$311,100             |                       |
| <b>Total</b>      | <b>\$311,100</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|-----------------|----------------|----------------|-----------------|
| Bulkheads         | \$78,300        |                |                | \$19,700        |
| <b>Total</b>      | <b>\$78,300</b> |                |                | <b>\$19,700</b> |
| Importance Code A | \$13,800        |                |                |                 |
| Importance Code B | \$64,500        |                |                | \$19,700        |
| Importance Code C |                 |                |                |                 |
| <b>Total</b>      | <b>\$78,300</b> |                |                | <b>\$19,700</b> |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTHS 11 AND 12 / BULKHEAD AND BOATSHED**

**Asset # : 13527**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb<br>Concrete      | 30%  |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 15%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : West End Of Asset</i>  |                          |                       |                           |                       |                    |                       |                 |
| Timber<br>No Component       | 45%  |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              | 25%  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location :</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : At Boatshed And At Travel Lift</i>  |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Supported Wall</b>   |  |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face            | 5%   | 4+                       | \$34,600              | LIFE                      | **                    | 5                  | \$4,000               |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Starting 523 Feet From East And Extending 242 Feet Between Stone And Concrete Course At Top Of Wall And At Isolated Joints</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Mortar Loss</i>   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face            | 20%  | 4+                       | \$276,500             | LIFE                      | **                    | 5                  | \$15,900              |                 |
|                              | <i>Cracking, Extent : Moderate, Area Affected : 20%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Isolated Areas</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Erosion, Extent : Severe, Area Affected : 20%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : In Tidal Zone 702 Feet And 918 Feet From East</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 20%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : In Tidal Zone</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Scaling</i>   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 70%  |                          |                       | 2033                      | **                    | 5                  | \$27,700              |                 |
|                              | <i>Erosion, Extent : Light, Area Affected : 25%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : In Tidal Zone At Eastern 532 Feet And Western 221 Feet</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Light, Area Affected : 25%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Closed Spall In Face Of Wall 245 Feet From East</i>  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 5%   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location :</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Not Visible Behind F. D. N. Y. Boats</i>  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |  |                          |                       |                           |                       |                    |                       |                 |
| Gravel                       | 5%   | Now                      | \$4,200               | 2039                      | **                    | 5                  |                       |                 |
|                              | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Eastern 50 Feet; 75 Feet From East And 134 Feet From East</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Eastern 50 Feet; 75 Feet From East And 134 Feet From East</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Settlement</i>  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 95%  |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTHS 11 AND 12 / BULKHEAD AND BOATSHED**

**Asset # : 13527**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Surface   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 70%               |                          |                       | 2033                      | **                    | 5                  | \$7,900               |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Locations Starting 165 Feet From East And Extending 608 Feet In Length</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 10%               | Now                      | \$8,700               | 2039                      | **                    | 5                  | \$600                 |                 |
| <i>Settlement, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Boatshed</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Sinkhole, Extent : Severe, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Boatshed And Bulkhead North Northwest</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 15%               | 4+                       | \$2,600               | 2033                      | **                    | 5                  | \$800                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Western 217 Feet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Western 217 Feet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 5%                |                          |                       | 2037                      | **                    | 5                  | \$600                 |                 |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offshore Edge Of Wharf Starting 774 Feet From East And Extending 85 Feet In Length</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Buffer  |                   |                          |                       |                           |                       |                    |                       |                 |
| Rubber  | 10%               |                          |                       | 2033                      | **                    | 4-5                | \$2,600               |                 |
| <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Floating Composite Fender 373 Feet From East And Floating Tire Fender 433 Feet And 845 Feet From East</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 50%               |                          |                       | 2037                      | **                    | 4                  | \$11,900              |                 |
| Timber  | 10%               | Now                      | \$18,200              | 2039                      | **                    | 4                  | \$2,400               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Eastern Leg North Northwest Of Boatshed</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 10%               | Now                      | \$25,800              | 2039                      | **                    | 4                  | \$5,400               |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East End Of Asset North Of Boatshed</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 50%               |                          |                       | 2037                      | **                    | 4                  | \$26,900              |                 |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTHS 7 AND 7A BULKHEAD  
**Address** : BETWEEN DRY DOCKS 2 & 3 BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.110 / 13532 **Yr Built/Renovated** :  
**Linear Ft** : 383 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 13-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$50,600        |                |                |                |
| <b>Total</b>      | <b>\$50,600</b> |                |                |                |
| Importance Code A | \$23,600        |                |                |                |
| Importance Code B | \$27,000        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$50,600</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTHS 7 AND 7A BULKHEAD**  
**Asset # : 13532**

| System<br>Component<br>Type | Current Repair   |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|--|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Structural</b>           |  |                      |                |                    |                |                |                |          |
| Coping/Curb                 |  |                      |                |                    |                |                |                |          |
| Timber                      | 15%  |                      |                | LIFE               | **             | 5              |                |          |
| No Component                | 85%  |                      |                |                    |                |                |                |          |
| Sheet Piles                 |  |                      |                |                    |                |                |                |          |
| Steel                       | 30%  |                      |                | LIFE               | **             |                |                |          |
|                             | <i>Corrosion, Extent : Light, Area Affected : 5%</i>                       |                      |                |                    |                |                |                |          |
|                             | <i>Location : Isolated Locations In Tidal Zone</i>                         |                      |                |                    |                |                |                |          |
| Steel                       | 5%   | 4+                   | \$22,300       | LIFE               | **             |                |                |          |
|                             | <i>Corrosion, Extent : Moderate, Area Affected : 100%</i>                  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Above Mlw Elevation At Berth 7a, Adjacent To Dry Dock #3</i> |                      |                |                    |                |                |                |          |
| Not Accessible              | 65%  |                      |                |                    |                |                |                |          |
| Pile Caps                   |  |                      |                |                    |                |                |                |          |
| Steel                       | 85%  |                      |                | 2028               | **             | 5              | \$2,600        |          |
| No Component                | 15%  |                      |                |                    |                |                |                |          |
| <b>Backfill</b>             |  |                      |                |                    |                |                |                |          |
| Fill                        |  |                      |                |                    |                |                |                |          |
| Not Accessible              | 100%   |                      |                |                    |                |                |                |          |
| Surface                     |  |                      |                |                    |                |                |                |          |
| Concrete                    | 80%  |                      |                | 2037               | **             | 5              | \$3,500        |          |
| Concrete                    | 20%  | Now                  | \$27,000       | 2039               | **             | 5              | \$400          |          |
|                             | <i>Settlement, Extent : Severe, Area Affected : 100%</i>                   |                      |                |                    |                |                |                |          |
|                             | <i>Location : From 175 Feet To 245 Feet From Dry Dock #3</i>               |                      |                |                    |                |                |                |          |
| <b>Fender</b>               |  |                      |                |                    |                |                |                |          |
| Pile Cluster                |  |                      |                |                    |                |                |                |          |
| Timber                      | 5%   |                      |                | 2028               | **             | 4-10           |                |          |
|                             | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>        |                      |                |                    |                |                |                |          |
|                             | <i>Location : New Timber Dolphin At Northwest Corner Of Asset</i>          |                      |                |                    |                |                |                |          |
| No Component                | 95%  |                      |                |                    |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER  
**Address** : BETWEEN DRY DOCKS 5 & 6 BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.080 / 13529 **Yr Built/Renovated** :  
**Linear Ft** : 475 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$217,300             | \$4,259,500           |
| <b>Total</b>      | <b>\$217,300</b>      | <b>\$4,259,500</b>    |
| Importance Code A | \$47,300              | \$4,259,500           |
| Importance Code B | \$169,900             |                       |
| <b>Total</b>      | <b>\$217,300</b>      | <b>\$4,259,500</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$69,800        |                |                |                |
| <b>Total</b>      | <b>\$69,800</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$45,900        |                |                |                |
| Importance Code C | \$23,900        |                |                |                |
| <b>Total</b>      | <b>\$69,800</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER**  
**Asset # : 13529**

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural  |            |                   |                |                    |                |             |                |          |
| Coping/Curb   |            |                   |                |                    |                |             |                |          |
| Concrete  | 25%        |                   |                | LIFE               | **             | 5           | \$100          |          |
| Concrete  | 25%        | Now               | \$23,900       | LIFE               | **             | 5           | \$100          |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| No Component  | 50%        |                   |                |                    |                |             |                |          |
| Pile Supported Wall   |            |                   |                |                    |                |             |                |          |
| Concrete  | 90%        |                   |                | 2027               | \$4,259,500    | 5           | \$17,100       |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Cracking And Spalling</i>  |            |                   |                |                    |                |             |                |          |
| Concrete  | 10%        | 4+                | \$47,300       | 2033               | **             | 5           | \$900          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 40%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout Tidal Zone And Above Mlw. Spall Located 300 Feet From Dry Dock #6</i> |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Erosion And Spalling</i>   |            |                   |                |                    |                |             |                |          |
| Piles and Bracing   |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 100%       |                   |                |                    |                |             |                |          |
| Pile Caps   |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 100%       |                   |                |                    |                |             |                |          |
| Backfill  |            |                   |                |                    |                |             |                |          |
| Fill  |            |                   |                |                    |                |             |                |          |
| Gravel  | 10%        | Now               | \$4,000        | 2039               | **             | 5           |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : At Southwest Corner Of Berth</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Fill Loss And Sinkholes</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 90%        |                   |                |                    |                |             |                |          |
| Surface   |            |                   |                |                    |                |             |                |          |
| Asphalt   | 60%        | Now               | \$15,100       | 2033               | **             | 5           | \$1,600        |          |
| <i>Settlement, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Sinkhole, Extent : Severe, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 76Ft To 169Ft, At 213Ft, 315Ft, And 353Ft To 362Ft From Dry Dock #6</i>                   |            |                   |                |                    |                |             |                |          |
| Concrete  | 40%        | Now               | \$26,800       | 2037               | **             | 5           | \$1,100        |          |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Between 289 Feet And 420 Feet From Dry Dock #6</i>  |            |                   |                |                    |                |             |                |          |
| <i>Settlement, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Fender  |            |                   |                |                    |                |             |                |          |
| Piles   |            |                   |                |                    |                |             |                |          |
| Timber  | 100%       | Now               | \$87,400       | 2039               | **             | 4           | \$11,400       | 1        |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Entire Location</i>   |            |                   |                |                    |                |             |                |          |

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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BERTHS 9 AND 9A PERIMETER WALL PILE SUPPORTED WALL AROUND PIER**  
**Asset # : 13529**

| Bulkheads                   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |          |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |

Fender

Wales and Chocks

Timber

|      |     |          |      |     |   |          |
|------|-----|----------|------|-----|---|----------|
| 100% | Now | \$82,500 | 2039 | * * | 4 | \$25,800 |
|------|-----|----------|------|-----|---|----------|

*Missing Part, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

*Rotting/Splitting, Extent : Severe, Area Affected : 100%*

*Location : Entire Location*

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **BROOKLYN WHOLESALE MEAT MARKET REVETMENT**  
 Address : **1ST AVE. BET. 54TH & 57TH STS.**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBS0026.030 / 1739** Yr Built/Renovated :  
 Linear Ft : **1,307** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **28-Sep-2015** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **819** Lot : **1** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$47,000              |                       |
| <b>Total</b>      | <b>\$47,000</b>       |                       |
| Importance Code C | \$47,000              |                       |
| <b>Total</b>      | <b>\$47,000</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$52,500        | \$100          |                | \$7,500        |
| <b>Total</b>      | <b>\$52,500</b> | <b>\$100</b>   |                | <b>\$7,500</b> |
| Importance Code B | \$12,500        | \$100          |                | \$7,500        |
| Importance Code C | \$40,000        |                |                |                |
| <b>Total</b>      | <b>\$52,500</b> | <b>\$100</b>   |                | <b>\$7,500</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN WHOLESALE MEAT MARKET REVETMENT**

**Asset # : 1739**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb<br>Concrete      | 88%   |                          |                       | LIFE                      | **                    | 5-10               | \$2,200               |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout Curb</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 10%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Rust Staining Throughout Curb</i>                    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Light, Area Affected : 10%</i>                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout Curb</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 12%   | Now                      | \$31,500              | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              | <i>Broken, Extent : Severe, Area Affected : 100%</i>                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Vehicle Damage</i>  |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |   |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 95%   |                          |                       | LIFE                      | **                    | 5                  | \$14,900              |                 |
| Stone                        | 5%  | 0-2                      | \$47,000              | LIFE                      | **                    | 5                  | \$400                 |                 |
|                              | <i>Missing Part, Extent : Moderate, Area Affected : 100%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North End Of Asset</i>  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Surface<br>Asphalt           | 100%  |                          |                       | 2036                      | **                    | 5                  | \$14,900              |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 50%</i>                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At North End Of Asset</i>                                     |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| Fencing                      | 52%   |                          |                       | 2028                      | **                    | 3                  | \$300                 |                 |
| Fencing                      | 18%   | 4+                       | \$12,500              | 2032                      | **                    | 3                  | \$100                 |                 |
|                              | <i>Corrosion, Extent : Moderate, Area Affected : 100%</i>                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Fencing At North End Of Asset</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Loose Connections, Extent : Moderate, Area Affected : 75%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Fabric Not Connected To Fence Posts At North End Of Asset</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Near North End Of Asset. Fencing Removed.</i>                 |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 30%   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD  
**Address** : ROBERT F. WAGNER PLACE PECK SLIP TO ROBERT WAGNER PLACE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.044 / 1743 **Yr Built/Renovated** :  
**Linear Ft** : 957 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 21-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 73 **Lot** : 29 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$79,200              | \$715,800             |
| <b>Total</b>      | <b>\$79,200</b>       | <b>\$715,800</b>      |
| Importance Code B | \$79,200              | \$715,800             |
| <b>Total</b>      | <b>\$79,200</b>       | <b>\$715,800</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$72,500        |                |                | \$5,300        |
| <b>Total</b>      | <b>\$72,500</b> |                |                | <b>\$5,300</b> |
| Importance Code A | \$3,500         |                |                |                |
| Importance Code B | \$30,600        |                |                | \$5,300        |
| Importance Code C | \$38,400        |                |                |                |
| <b>Total</b>      | <b>\$72,500</b> |                |                | <b>\$5,300</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.*

## DEPT. OF SMALL BUSINESS SERV. - 801

## BULKHEAD

Asset # : 1743

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural   |            |                   |                |                    |                |             |                |          |
| Coping/Curb Concrete   | 100%       |                   |                | LIFE               | **             | 5-10        | \$1,800        |          |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                     |            |                   |                |                    |                |             |                |          |
| Gravity Wall Concrete  | 90%        |                   |                | LIFE               | **             | 5-10        | \$7,000        |          |
| Not Accessible   | 10%        |                   |                |                    |                |             |                |          |
| Revetment  |            |                   |                |                    |                |             |                |          |
| Stone  | 55%        |                   |                | LIFE               | **             | 5           | \$6,300        |          |
| Stone  | 5%         | 4+                | \$34,400       | LIFE               | **             | 5           | \$300          |          |
| <i>Missing Part, Extent : Light, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Missing Stone At 200 Ft From South End</i>         |            |                   |                |                    |                |             |                |          |
| No Component   | 40%        |                   |                |                    |                |             |                |          |
| Backfill   |            |                   |                |                    |                |             |                |          |
| Fill   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| Surface  |            |                   |                |                    |                |             |                |          |
| Asphalt  | 2%         |                   |                | 2036               | **             | 5           | \$200          |          |
| Asphalt Pavers   | 95%        |                   |                | 2036               | **             | 5           | \$10,400       |          |
| Asphalt Pavers   | 1%         | Now               | \$2,900        | 2036               | **             | 5           | \$100          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : At 200 Ft, 231 Ft, And 300 Ft From South End</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Missing Pavers Around Planters</i>              |            |                   |                |                    |                |             |                |          |
| Topsoil  | 2%         |                   |                | 2025               |                | 5           | \$100          |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Piles  |            |                   |                |                    |                |             |                |          |
| Timber   | 75%        | 0-2               | \$79,200       | 2042               | **             | 4           | \$17,200       |          |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : In Tidal Zone</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Worn, Extent : Severe, Area Affected : 15%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : 17 Each 6-pile Clusters In Front Of Bulkhead.</i>  |            |                   |                |                    |                |             |                |          |
| No Component   | 25%        |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Steel  | 29%        |                   |                | 2025               |                |             | \$259,500      |          |
| <i>Missing Coating, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : On Handrail</i>                                    |            |                   |                |                    |                |             |                |          |
| Steel  | 50%        | 2-4               | \$22,400       | 2025               |                |             | \$447,400      |          |
| <i>Corrosion, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : From south end to 400 ft from south end</i>        |            |                   |                |                    |                |             |                |          |
| Steel  | 1%         | Now               | \$5,400        | 2027               |                |             | \$8,900        |          |
| <i>Broken, Extent : Moderate, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : At 573 Ft From South End</i>                       |            |                   |                |                    |                |             |                |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD  
**Address** : ROBERT F. WAGNER PLACE ROBERT F. WAGNER PLACE TO MARKET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.045 / 1744 **Yr Built/Renovated** :  
**Linear Ft** : 1,410 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 21-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 240 **Lot** : 6 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,251,000           | \$1,354,200           |
| <b>Total</b>      | <b>\$1,251,000</b>    | <b>\$1,354,200</b>    |
| Importance Code A | \$1,166,100           | \$35,900              |
| Importance Code B | \$84,900              | \$1,318,300           |
| <b>Total</b>      | <b>\$1,251,000</b>    | <b>\$1,354,200</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$96,800        |                |                | \$5,600        |
| <b>Total</b>      | <b>\$96,800</b> |                |                | <b>\$5,600</b> |
| Importance Code A | \$64,400        |                |                |                |
| Importance Code B | \$26,400        |                |                | \$5,600        |
| Importance Code C | \$6,000         |                |                |                |
| <b>Total</b>      | <b>\$96,800</b> |                |                | <b>\$5,600</b> |



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

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

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

## DEPT. OF SMALL BUSINESS SERV. - 801

## BULKHEAD

Asset # : 1744

| Bulkheads             |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural            |            |                   |  |                    |                |             |                |          |
| Coping/Curb           |            |                   |  |                    |                |             |                |          |
| Concrete              | 99%        |                   |  | LIFE               | **             | 5-10        | \$2,600        |          |
|                       |            |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>              |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                     |                    |                |             |                |          |
| Concrete              | 1%         | Now               | \$4,700  | LIFE               | **             | 5           |                |          |
|                       |            |                   | <i>Spalling, Extent : Severe, Area Affected : 50%</i>            |                    |                |             |                |          |
|                       |            |                   | <i>Location : At 95 Ft From South End</i>                        |                    |                |             |                |          |
| Gravity Wall          |            |                   |  |                    |                |             |                |          |
| Concrete              | 35%        | 4+                | \$194,400  | LIFE               | **             | 5           | \$2,000        |          |
|                       |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 2%</i>           |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                     |                    |                |             |                |          |
|                       |            |                   | <i>Erosion, Extent : Light, Area Affected : 2%</i>               |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                     |                    |                |             |                |          |
| Stone                 | 5%         | 4+                | \$34,500   | LIFE               | **             | 5           | \$6,000        |          |
|                       |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 2%</i>           |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                     |                    |                |             |                |          |
|                       |            |                   | <i>Erosion, Extent : Light, Area Affected : 2%</i>               |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                     |                    |                |             |                |          |
| Stone                 | 25%        |                   |  | LIFE               | **             | 5           | \$59,800       |          |
| No Component          | 35%        |                   |  |                    |                |             |                |          |
| Pile Supported Wall   |            |                   |  |                    |                |             |                |          |
| Concrete              | 25%        | 4+                | \$70,200   | 2042               | **             | 5           | \$7,000        |          |
|                       |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 25%</i> |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                     |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Erosion And Cracking</i>                        |                    |                |             |                |          |
| Concrete              | 10%        | 0-2               | \$842,900  | 2042               | **             | 5           | \$2,800        |          |
|                       |            |                   | <i>Erosion, Extent : Severe, Area Affected : 50%</i>             |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                                     |                    |                |             |                |          |
|                       |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> |                    |                |             |                |          |
|                       |            |                   | <i>Location : Evident By Paver Displacement</i>                  |                    |                |             |                |          |
|                       |            |                   | <i>Explanation : Possible Settlement</i>                         |                    |                |             |                |          |
| No Component          | 65%        |                   |  |                    |                |             |                |          |
| Piles and Bracing     |            |                   |  |                    |                |             |                |          |
| No Component          | 65%        |                   |  |                    |                |             |                |          |
| Not Accessible        | 35%        |                   |  |                    |                |             |                |          |
| Pile Caps             |            |                   |  |                    |                |             |                |          |
| Timber                | 35%        | 0-2               | \$58,500   | LIFE               | **             | 4           | \$3,900        |          |
|                       |            |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i> |                    |                |             |                |          |
|                       |            |                   | <i>Location : Along Face Of Wall</i>                             |                    |                |             |                |          |
| No Component          | 65%        |                   |  |                    |                |             |                |          |
| Backfill              |            |                   |  |                    |                |             |                |          |
| Fill                  |            |                   |  |                    |                |             |                |          |
| 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.

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 1744

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Backfill   |            |                   |                |                    |                |             |                |          |
| Surface  |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers   | 30%        | 4+                | \$84,900       | 2036               | **             | 5           | \$2,400        |          |
| <i>Settlement, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : At 60 Ft To 160 Ft, 315 Ft To 520 Ft, 1080 Ft To 1130 Ft, And 1300 To 1410 Ft From South End</i> |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers   | 70%        |                   |                | 2036               | **             | 5           | \$11,300       |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Steel  | 80%        |                   |                | 2025               |                |             | \$1,054,600    |          |
| Steel  | 20%        | 2-4               | \$26,400       | 2025               |                |             | \$263,700      |          |
| <i>Corrosion, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Fro 60 Ft To 280 Ft From South End And Isolated Throughout</i>                                   |            |                   |                |                    |                |             |                |          |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD  
**Address** : EAST RIVER, 54TH ST TO 59TH ST  
**Borough** : MANHATTAN      **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.052 / 1749      **Yr Built/Renovated** :  
**Linear Ft** : 1,245      **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Feb-2016      **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1371      **Lot** : 38      **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$75,700              | \$39,300              |
| <b>Total</b>      | <b>\$75,700</b>       | <b>\$39,300</b>       |
| Importance Code A | \$75,700              | \$39,300              |
| <b>Total</b>      | <b>\$75,700</b>       | <b>\$39,300</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$68,900        |                | \$300          | \$6,400        |
| <b>Total</b>      | <b>\$68,900</b> |                | <b>\$300</b>   | <b>\$6,400</b> |
| Importance Code A | \$67,800        |                |                |                |
| Importance Code B |                 |                | \$300          | \$6,400        |
| Importance Code C | \$1,100         |                |                |                |
| <b>Total</b>      | <b>\$68,900</b> |                | <b>\$300</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.*

## DEPT. OF SMALL BUSINESS SERV. - 801

## BULKHEAD

Asset # : 1749

| Bulkheads                                |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type                    | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural                               |            |                   |  |                    |                |             |                |          |
| Relieving Platform Top<br>Concrete/Stone | 3%         | Now               | \$75,700   | LIFE               | **             |             |                |          |
|  |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                                  |                    |                |             |                |          |
|  |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|  |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 50%</i>                                |                    |                |             |                |          |
|  |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| No Component                             | 95%        |                   |  |                    |                |             |                |          |
| Not Accessible                           | 2%         |                   |  |                    |                |             |                |          |
| Gravity Wall                             |            |                   |  |                    |                |             |                |          |
| Conc w/Stone Face                        | 30%        |                   |  | LIFE               | **             | 5           | \$67,300       |          |
|  |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                                  |                    |                |             |                |          |
|  |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|  |            |                   | <i>Erosion, Extent : Light, Area Affected : 10%</i>                                      |                    |                |             |                |          |
|  |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| Conc w/Stone Face                        | 5%         | Now               | \$34,200   | LIFE               | **             | 5           | \$5,600        |          |
|  |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 50%</i>                                |                    |                |             |                |          |
|  |            |                   | <i>Location : Missing Stone Facing At 400 Ft From North And Other Isolated Locations</i> |                    |                |             |                |          |
| No Component                             | 35%        |                   |  |                    |                |             |                |          |
| Not Accessible                           | 30%        |                   |  |                    |                |             |                |          |
| Piles and Bracing                        |            |                   |  |                    |                |             |                |          |
| No Component                             | 95%        |                   |  |                    |                |             |                |          |
| Not Accessible                           | 5%         |                   |  |                    |                |             |                |          |
| Revetment                                |            |                   |  |                    |                |             |                |          |
| Stone                                    | 15%        |                   |  | LIFE               | **             | 5           | \$2,200        |          |
| No Component                             | 85%        |                   |  |                    |                |             |                |          |
| Sheet Piles                              |            |                   |  |                    |                |             |                |          |
| Steel                                    | 15%        |                   |  | LIFE               | **             | 10          |                |          |
|  |            |                   | <i>Corrosion, Extent : Moderate, Area Affected : 10%</i>                                 |                    |                |             |                |          |
|  |            |                   | <i>Location : In Splash Zone</i>   |                    |                |             |                |          |
| No Component                             | 70%        |                   |  |                    |                |             |                |          |
| Not Accessible                           | 15%        |                   |  |                    |                |             |                |          |
| Lowlevel Pile Caps                       |            |                   |  |                    |                |             |                |          |
| No Component                             | 95%        |                   |  |                    |                |             |                |          |
| Not Accessible                           | 5%         |                   |  |                    |                |             |                |          |
| Backfill                                 |            |                   |  |                    |                |             |                |          |
| Fill                                     |            |                   |  |                    |                |             |                |          |
| Not Accessible                           | 100%       |                   |  |                    |                |             |                |          |
| Surface                                  |            |                   |  |                    |                |             |                |          |
| Asphalt                                  | 90%        |                   |  | 2036               | **             | 5           | \$12,800       |          |
| Topsoil                                  | 10%        |                   |  | 2025               | \$6,600        | 5           | \$600          |          |
| Deck Elements                            |            |                   |  |                    |                |             |                |          |
| Railing                                  |            |                   |  |                    |                |             |                |          |
| Fencing                                  | 30%        |                   |  | 2028               | **             | 3           | \$100          |          |
| No Component                             | 70%        |                   |  |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD  
**Address** : E. RIVER FROM WALL STREET / SOUTH TO 45 FT PAST HELIPORT  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.041 / 1765 **Yr Built/Renovated** :  
**Linear Ft** : 1,275 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Feb-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 36 **Lot** : 12 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$281,100             | \$579,700             |
| <b>Total</b>      | <b>\$281,100</b>      | <b>\$579,700</b>      |
| Importance Code A | \$281,100             | \$43,200              |
| Importance Code B |                       | \$536,400             |
| <b>Total</b>      | <b>\$281,100</b>      | <b>\$579,700</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                | \$6,900        |                |                |
| <b>Total</b>      |                | <b>\$6,900</b> |                |                |
| Importance Code B |                | \$6,900        |                |                |
| <b>Total</b>      |                | <b>\$6,900</b> |                |                |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD**  
**Asset # : 1765**

| Bulkheads                   | Current Repair  |                      | Future Replacement |            | Maintenance    |                | Priority       |          |
|-----------------------------|---|----------------------|--------------------|------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| <b>Structural</b>           |   |                      |                    |            |                |                |                |          |
| Gravity Wall                |   |                      |                    |            |                |                |                |          |
| Stone                       | 5%  | 0-2                  | \$62,500           | LIFE       | **             | 5              | \$5,400        |          |
|                             | <i>Missing Part, Extent : Severe, Area Affected : 50%</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Location : 2 Courses Of Grout Loss 6 Inches High Up To 2 Feet Deep</i>   |                      |                    |            |                |                |                |          |
| Stone                       | 35%   | 4+                   | \$218,600          | LIFE       | **             | 5              | \$37,800       |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 5%</i>  |                      |                    |            |                |                |                |          |
|                             | <i>Location : Periodic Throughout In Tidal Zone</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Explanation : Grout Loss</i>   |                      |                    |            |                |                |                |          |
| Not Accessible              | 60%   |                      |                    |            |                |                |                |          |
| <b>Backfill</b>             |   |                      |                    |            |                |                |                |          |
| Fill                        |   |                      |                    |            |                |                |                |          |
| Not Accessible              | 100%  |                      |                    |            |                |                |                |          |
| <b>Surface</b>              |   |                      |                    |            |                |                |                |          |
| Asphalt Pavers              | 95%   |                      |                    | 2039       | **             | 5              | \$13,800       |          |
|                             | <i>Recent Replace Evident, Extent : Light, Area Affected : 50%</i>  |                      |                    |            |                |                |                |          |
|                             | <i>Location : Southern Half Is Recently New; Northern Half Is Under Construction</i>                                  |                      |                    |            |                |                |                |          |
| Concrete                    | 5%  |                      |                    | 2037       | **             | 5              | \$700          |          |
|                             | <i>Cracking, Extent : Light, Area Affected : 5%</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Location : At Base Of Pier 11</i>  |                      |                    |            |                |                |                |          |
| <b>Deck Elements</b>        |   |                      |                    |            |                |                |                |          |
| Railing                     |   |                      |                    |            |                |                |                |          |
| Steel                       | 45%   |                      |                    | 2024       |                |                | \$536,400      |          |
|                             | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>   |                      |                    |            |                |                |                |          |
|                             | <i>Location : Northern Section Is Under Construction, Almost Replaced; Southern Portion Belongs To Platform Asset</i> |                      |                    |            |                |                |                |          |
| 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.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD  
**Address** : BATTERY MARITIME BLDG.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOT0127.010 / 2777 **Yr Built/Renovated** :  
**Linear Ft** : 366 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Sep-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| EXPENSE           | FY 2018 | FY 2019 | FY 2020        | FY 2021 |
|-------------------|---------|---------|----------------|---------|
| 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.

DEPT. OF SMALL BUSINESS SERV. - 801

BULKHEAD

Asset # : 2777

| Bulkheads             |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural            |            |                   |   |                    |                |             |                |          |
| Gravity Wall          |            |                   |   |                    |                |             |                |          |
| Concrete              | 12%        |                   |   | LIFE               | **             | 5           | \$200          |          |
| Not Accessible        | 88%        |                   |   |                    |                |             |                |          |
| Backfill              |            |                   |   |                    |                |             |                |          |
| Fill                  |            |                   |   |                    |                |             |                |          |
| Not Accessible        | 100%       |                   |   |                    |                |             |                |          |
| Surface               |            |                   |   |                    |                |             |                |          |
| Asphalt               | 35%        |                   |   | 2035               | **             | 5           | \$1,500        |          |
|                       |            |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Throughout</i>                          |                    |                |             |                |          |
|                       |            |                   | <i>Settlement, Extent : Light, Area Affected : 2%</i> |                    |                |             |                |          |
|                       |            |                   | <i>Location : Isolated</i>                            |                    |                |             |                |          |
| Concrete              | 50%        |                   |   | 2035               | **             | 5           | \$2,100        |          |
| Stone                 | 15%        |                   |   | 2035               | **             | 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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD  
**Address** : EAST RIVER E. 41ST TO E. 42ND STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.169 / 4092 **Yr Built/Renovated** :  
**Linear Ft** : 297 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 15-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1353 **Lot** : 50 **BIN** :

| CAPITAL           | FY 2018 - 2021   | FY 2022 - 2027 |
|-------------------|------------------|----------------|
| Bulkheads         | \$397,500        |                |
| <b>Total</b>      | <b>\$397,500</b> |                |
| Importance Code A | \$397,500        |                |
| <b>Total</b>      | <b>\$397,500</b> |                |

| EXPENSE           | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|-------------------|---------|---------|---------|---------|
| Bulkheads         |         |         |         |         |
| <b>Total</b>      |         |         |         |         |
| Importance Code A |         |         |         |         |
| <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.*

## DEPT. OF SMALL BUSINESS SERV. - 801

## BULKHEAD

Asset # : 4092

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural   |            |                   |                |                    |                |             |                |          |
| Relieving Platform Top   |            |                   |                |                    |                |             |                |          |
| Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$100          |          |
| Not Accessible   | 90%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location :</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Inaccessible Due To F. D. R. Roadway, Only A Less Than 1 Feet Wide Ledge Is Accessible.</i> |            |                   |                |                    |                |             |                |          |
| Pile Supported Wall  |            |                   |                |                    |                |             |                |          |
| Conc w/Stone Face  | 40%        | Now               | \$165,900      | LIFE               | **             | 5           | \$9,500        |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Bottom Half Of Wall</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Missing Granite Fascia Panels</i>   |            |                   |                |                    |                |             |                |          |
| Conc w/Stone Face  | 35%        | 4+                | \$145,200      | LIFE               | **             | 5           | \$8,300        |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : At Wall Ends</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Spalling On Walls At Outfall Opening</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 25%        |                   |                |                    |                |             |                |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| Sheet Piles  |            |                   |                |                    |                |             |                |          |
| Steel  | 50%        | 4+                | \$86,400       | LIFE               | **             |             |                |          |
| <i>Corrosion, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Piles Set Back From Face; Partially Inaccessible</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 50%        |                   |                |                    |                |             |                |          |
| Backfill   |            |                   |                |                    |                |             |                |          |
| Fill   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| Surface  |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Parapet  |            |                   |                |                    |                |             |                |          |
| Concrete   | 100%       |                   |                | 2028               | **             |             |                |          |
| <i>Cracking, Extent : Light, Area Affected : 75%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD / PIER 36 TO SO. SIDE PIER 42  
**Address** : SOUTH STREET SO. SIDE JEFFERSON TO MONTGOMERY  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.047 / 1746 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 1,310 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 241 **Lot** : 22 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$261,000             | \$50,000              |
| <b>Total</b>      | <b>\$261,000</b>      | <b>\$50,000</b>       |
| Importance Code A | \$261,000             | \$50,000              |
| <b>Total</b>      | <b>\$261,000</b>      | <b>\$50,000</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$7,500        |                |                |                |
| <b>Total</b>      | <b>\$7,500</b> |                |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$7,500        |                |                |                |
| <b>Total</b>      | <b>\$7,500</b> |                |                |                |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BULKHEAD / PIER 36 TO SO. SIDE PIER 42**

**Asset # : 1746**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$500                 |                 |
| Stone   | 45%               |                          |                       | LIFE                      | **                    | 5                  | \$50,000              |                 |
| No Component  | 45%               |                          |                       |                           |                       |                    |                       |                 |
| Pile Supported Wall   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 20%               | 4+                       | \$261,000             | 2033                      | **                    | 5                  | \$5,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Periodic Throughout</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Erosion In Tidal Zone</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 20%               |                          |                       |                           |                       |                    |                       |                 |
| Sheet Piles   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 25%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Light, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Older Sheet Piles</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Surface   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 65%               |                          |                       | 2033                      | **                    | 5                  | \$9,700               |                 |
| Concrete  | 35%               |                          |                       | 2033                      | **                    | 5                  | \$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.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD ALONG SOUTH STREET  
**Address** : SS OF PIER 15 NORTH TO PECK SLIP EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.043 / 1742 **Yr Built/Renovated** :  
**Linear Ft** : 1,153 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 03-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 36 **Lot** : 30 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$200          |                | \$2,300        | \$4,300        |
| <b>Total</b>      | <b>\$200</b>   |                | <b>\$2,300</b> | <b>\$4,300</b> |
| Importance Code A | \$200          |                |                |                |
| Importance Code B |                |                | \$2,300        | \$4,300        |
| <b>Total</b>      | <b>\$200</b>   |                | <b>\$2,300</b> | <b>\$4,300</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD ALONG SOUTH STREET**  
**Asset # : 1742**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>                                    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                 | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |  |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Concrete     | 5%                |  |                       | LIFE                      | **                    | 5-10               | \$500                 |                 |
|                              |                   | <i>Cracking, Extent : Light, Area Affected : 25%</i>     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                             |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 95%               |  |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 65%               |  |                       | 2036                      | **                    | 5                  | \$8,600               |                 |
|                              |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                             |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 35%               |  |                       | 2040                      | **                    | 5                  | \$4,600               |                 |
| <b>Deck Elements</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Fencing                      | 5%                |  |                       | 2025                      | \$3,100               | 3                  |                       |                 |
|                              |                   | <i>Corrosion, Extent : Moderate, Area Affected : 50%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : North Of Pier 17</i>                       |                       |                           |                       |                    |                       |                 |
| No Component                 | 95%               |  |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD BATTERY PARK  
**Address** : SOUTH OF PIER A TO MERCHANT MARINERS MEMORIAL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.030 / 168 **Yr Built/Renovated** :  
**Linear Ft** : 119 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 3 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$111,300             |
| <b>Total</b>      |                       | <b>\$111,300</b>      |
| Importance Code B |                       | \$111,300             |
| <b>Total</b>      |                       | <b>\$111,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$41,000        |                |                | \$500          |
| <b>Total</b>      | <b>\$41,000</b> |                |                | <b>\$500</b>   |
| Importance Code A | \$40,900        |                |                |                |
| Importance Code B |                 |                |                | \$500          |
| Importance Code C | \$100           |                |                |                |
| <b>Total</b>      | <b>\$41,000</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD BATTERY PARK**  
**Asset # : 168**

| Bulkheads                   | Current Repair |                      | Future Replacement  |            | Maintenance    |                | Priority       |          |
|-----------------------------|----------------|----------------------|---|------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost  | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| Structural                  |                |                      |   |            |                |                |                |          |
| Coping/Curb                 |                |                      |   |            |                |                |                |          |
| Concrete                    | 100%           |                      |   | LIFE       | **             | 5-10           | \$200          |          |
|                             |                |                      | <i>Cracking, Extent : Light, Area Affected : 5%</i>                 |            |                |                |                |          |
|                             |                |                      | <i>Location : Throughout</i>  |            |                |                |                |          |
|                             |                |                      | <i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 15%</i> |            |                |                |                |          |
|                             |                |                      | <i>Location : Throughout</i>  |            |                |                |                |          |
| Pile Supported Wall         |                |                      |   |            |                |                |                |          |
| Conc w/Stone Face           | 80%            |                      |   | LIFE       | **             | 5              | \$15,300       |          |
| Conc w/Stone Face           | 20%            | 4+                   | \$33,200  | LIFE       | **             | 5              | \$1,900        |          |
|                             |                |                      | <i>Other Observation, Extent : Moderate, Area Affected : 75%</i>    |            |                |                |                |          |
|                             |                |                      | <i>Location : Throughout Above Mlw Elevation</i>                    |            |                |                |                |          |
|                             |                |                      | <i>Explanation : Grout Loss</i>                                     |            |                |                |                |          |
| Piles and Bracing           |                |                      |   |            |                |                |                |          |
| Not Accessible              | 100%           |                      |   |            |                |                |                |          |
| Pile Caps                   |                |                      |   |            |                |                |                |          |
| Not Accessible              | 100%           |                      |   |            |                |                |                |          |
| Backfill                    |                |                      |   |            |                |                |                |          |
| Fill                        |                |                      |   |            |                |                |                |          |
| Not Accessible              | 100%           |                      |   |            |                |                |                |          |
| Surface                     |                |                      |   |            |                |                |                |          |
| Asphalt Pavers              | 50%            |                      |   | 2036       | **             | 5              | \$700          |          |
| Concrete                    | 20%            |                      |   | 2036       | **             | 5              | \$300          |          |
|                             |                |                      | <i>Cracking, Extent : Light, Area Affected : 2%</i>                 |            |                |                |                |          |
|                             |                |                      | <i>Location : Throughout</i>  |            |                |                |                |          |
|                             |                |                      | <i>Spalling, Extent : Light, Area Affected : 2%</i>                 |            |                |                |                |          |
|                             |                |                      | <i>Location : Throughout</i>  |            |                |                |                |          |
| Stone                       | 30%            |                      |   | 2040       | **             | 10             |                |          |
| Deck Elements               |                |                      |   |            |                |                |                |          |
| Railing                     |                |                      |   |            |                |                |                |          |
| Steel                       | 100%           |                      |   | 2025       |                |                | \$111,300      |          |
|                             |                |                      | <i>Missing Connections, Extent : Light, Area Affected : 1%</i>      |            |                |                |                |          |
|                             |                |                      | <i>Location : One Missing Connection At Base</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD E. 63 TO E. 71 ST. E.R.  
**Address** : E. RIVER, 63RD TO 71ST ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.054 / 1750 **Yr Built/Renovated** :  
**Linear Ft** : 2,150 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1482 **Lot** : 60 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$435,600             | \$2,132,300           |
| <b>Total</b>      | <b>\$435,600</b>      | <b>\$2,132,300</b>    |
| Importance Code A | \$390,800             | \$122,100             |
| Importance Code B | \$44,800              | \$2,010,200           |
| <b>Total</b>      | <b>\$435,600</b>      | <b>\$2,132,300</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$43,800        |                |                | \$8,600        |
| <b>Total</b>      | <b>\$43,800</b> |                |                | <b>\$8,600</b> |
| Importance Code A | \$39,700        |                |                |                |
| Importance Code B | \$4,000         |                |                | \$8,600        |
| <b>Total</b>      | <b>\$43,800</b> |                |                | <b>\$8,600</b> |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD E. 63 TO E. 71 ST. E.R.**  
**Asset # : 1750**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| Relieving Platform Top       |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete/Stone               | 3%                | Now                      | \$130,700  | LIFE                      |                       | **                 |                       |                 |
|                              |                   |                          | <i>Erosion, Extent : Severe, Area Affected : 25%</i>               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At South End</i>                                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Missing Part, Extent : Severe, Area Affected : 20%</i>          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Missing Facing Stones At South End</i>               |                           |                       |                    |                       |                 |
| Concrete/Stone               | 3%                |                          |  | LIFE                      | **                    | 10                 |                       |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 25%</i>               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At South End</i>                                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Erosion, Extent : Light, Area Affected : 25%</i>                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At South End</i>                                     |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 4%                |                          |  |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>          |                   |                          |  |                           |                       |                    |                       |                 |
| Conc w/Stone Face            | 3%                | 4+                       | \$141,600  | LIFE                      | **                    | 5                  | \$5,800               |                 |
|                              |                   |                          | <i>Broken, Extent : Moderate, Area Affected : 10%</i>              |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Broken Stone Facing At South End</i>                 |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Erosion, Extent : Moderate, Area Affected : 30%</i>             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : South Of Stone Gravity Wall</i>                      |                           |                       |                    |                       |                 |
| Stone                        | 65%               |                          |  | LIFE                      | **                    | 5                  | \$236,900             |                 |
|                              |                   |                          | <i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Repointing On-going Throughout</i>                   |                           |                       |                    |                       |                 |
| Stone                        | 2%                | 4+                       | \$21,100   | LIFE                      | **                    | 5                  | \$3,600               |                 |
|                              |                   |                          | <i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Two Isolated Areas</i>                               |                           |                       |                    |                       |                 |
| No Component                 | 10%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 20%               |                          |  |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |                   |                          |  |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 10%               |                          |  |                           |                       |                    |                       |                 |
| <b>Lowlevel Pile Caps</b>    |                   |                          |  |                           |                       |                    |                       |                 |
| Timber                       | 2%                | Now                      | \$18,700   | LIFE                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : South End</i>  |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 8%                |                          |  |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |  |                           |                       |                    |                       |                 |
| 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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD E. 63 TO E. 71 ST. E.R.**  
**Asset # : 1750**

| Bulkheads  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                      | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Backfill   |                |                      |                |                    |                |                |                |          |
| Surface  |                |                      |                |                    |                |                |                |          |
| Asphalt Blocks   | 70%            |                      |                | 2036               | **             | 5              | \$17,200       |          |
| <i>Settlement, Extent : Light, Area Affected : 2%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location :</i>  |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 15%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Isolated Throughout</i>                            |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Settlement At Planters And Utilities</i>        |                |                      |                |                    |                |                |                |          |
| Asphalt Blocks   | 5%             | Now                  | \$44,800       | 2036               | **             | 5              | \$600          |          |
| <i>Missing Part, Extent : Moderate, Area Affected : 100%</i>     |                |                      |                |                    |                |                |                |          |
| <i>Location : 4 Sections For 95 Ft</i>                           |                |                      |                |                    |                |                |                |          |
| Under Construction   | 25%            |                      |                |                    |                |                |                |          |
| Deck Elements  |                |                      |                |                    |                |                |                |          |
| Railing  |                |                      |                |                    |                |                |                |          |
| Steel  | 99%            |                      |                | 2025               |                |                | \$1,990,100    |          |
| <i>Missing Coating, Extent : Light, Area Affected : 15%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                     |                |                      |                |                    |                |                |                |          |
| Steel  | 1%             | Now                  | \$4,000        | 2025               |                |                | \$20,100       |          |
| <i>Buckling, Extent : Moderate, Area Affected : 100%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Three Isolated Broken Posts</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD E. 78TH TO E. 81ST ST.  
**Address** : E. RIVER, 78TH TO 81ST ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.057 / 2879 **Yr Built/Renovated** :  
**Linear Ft** : 853 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 20-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1490 **Lot** : 60 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$160,800             | \$279,100             |
| <b>Total</b>      | <b>\$160,800</b>      | <b>\$279,100</b>      |
| Importance Code A | \$160,800             |                       |
| Importance Code B |                       | \$279,100             |
| <b>Total</b>      | <b>\$160,800</b>      | <b>\$279,100</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$17,100        |                |                |                |
| <b>Total</b>      | <b>\$17,100</b> |                |                |                |
| Importance Code A | \$17,100        |                |                |                |
| <b>Total</b>      | <b>\$17,100</b> |                |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD E. 78TH TO E. 81ST ST.**  
**Asset # : 2879**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face  | 5%                | Now                      | \$93,600              | LIFE                      | **                    | 5                  | \$3,800               |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 15%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Around Outfall At 79th St And At Transition To Concrete Wall</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face  | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$30,800              |                 |
| <i>Cracking, Extent : Light, Area Affected : 20%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 5%                | 4+                       | \$67,200              | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Along Top Of Face</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Along Top Of Face</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 50%               |                          |                       | LIFE                      | **                    | 5-10               | \$3,400               |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 35%               |                          |                       | 2025                      | \$279,100             |                    |                       |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 15%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 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.

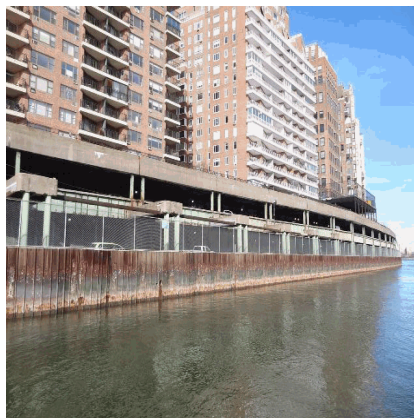
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD E. 81ST TO E. 84TH ST.  
**Address** : E. RIVER, 81ST TO 84TH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.058 / 2878 **Yr Built/Renovated** :  
**Linear Ft** : 793 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 20-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1589 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$138,400             |                       |
| <b>Total</b>      | <b>\$138,400</b>      |                       |
| Importance Code A | \$138,400             |                       |
| <b>Total</b>      | <b>\$138,400</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                | \$100          |                | \$4,500        |
| <b>Total</b>      |                | <b>\$100</b>   |                | <b>\$4,500</b> |
| Importance Code B |                | \$100          |                | \$4,500        |
| <b>Total</b>      |                | <b>\$100</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD E. 81ST TO E. 84TH ST.**  
**Asset # : 2878**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sheet Piles  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 30%               | 4+                       | \$138,400             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tidal And Splash Zones</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 2%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Holes At Sheet Pile Splice Locations</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 30%               |                          |                       | LIFE                      | **                    | 10                 |                       |                 |
| Not Accessible   | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 100%              |                          |                       | 2036                      | **                    | 5                  | \$9,100               |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Light, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fencing  | 100%              |                          |                       | 2028                      | **                    | 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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD GRAVITY WALL/RELIEVING PLATFORM  
**Address** : SOUTH STREET MARKET SLIP TO PIER 35  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.046 / 1745 **Yr Built/Renovated** :  
**Linear Ft** : 1,485 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 21-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 240 **Lot** : 6 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$56,600              | \$1,445,100           |
| <b>Total</b>      | <b>\$56,600</b>       | <b>\$1,445,100</b>    |
| Importance Code A | \$56,600              | \$56,600              |
| Importance Code B |                       | \$1,388,400           |
| <b>Total</b>      | <b>\$56,600</b>       | <b>\$1,445,100</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$16,400        |                |                | \$8,400        |
| <b>Total</b>      | <b>\$16,400</b> |                |                | <b>\$8,400</b> |
| Importance Code A | \$12,000        |                |                |                |
| Importance Code B | \$3,000         |                |                | \$8,400        |
| Importance Code C | \$1,400         |                |                |                |
| <b>Total</b>      | <b>\$16,400</b> |                |                | <b>\$8,400</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD GRAVITY WALL/RELIEVING PLATFORM**  
**Asset # : 1745**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| Relieving Platform Top       |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 10%               |                          |  | LIFE                      | **                    | 5-10               | \$1,100               |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| Coping/Curb                  |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 100%              |                          |  | LIFE                      | **                    | 5-10               | \$2,800               |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 2%</i>                      |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
| Gravity Wall                 |                   |                          |  |                           |                       |                    |                       |                 |
| Stone                        | 45%               |                          |  | LIFE                      | **                    | 5                  | \$113,300             |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 25%</i>                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At Concrete Patches</i>                                    |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 25%</i>            |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 25% Of Grout Missing</i>                                |                           |                       |                    |                       |                 |
| No Component                 | 20%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 35%               |                          |  |                           |                       |                    |                       |                 |
| Piles and Bracing            |                   |                          |  |                           |                       |                    |                       |                 |
| Steel                        | 5%                |                          |  | LIFE                      | **                    | 5                  | \$22,900              |                 |
|                              |                   |                          | <i>Corrosion, Extent : Light, Area Affected : 5%</i>                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : In Tidal Zone</i>  |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 5%                |                          |  |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Surface                      |                   |                          |  |                           |                       |                    |                       |                 |
| Asphalt                      | 99%               |                          |  | 2036                      | **                    | 5                  | \$16,800              |                 |
|                              |                   |                          | <i>Settlement, Extent : Light, Area Affected : 50%</i>                   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 1%                | 4+                       | \$3,000  | 2036                      | **                    | 5                  | \$100                 |                 |
|                              |                   |                          | <i>Settlement, Extent : Moderate, Area Affected : 50%</i>                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : From South End To 67 Ft From South End</i>                 |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |                          |  |                           |                       |                    |                       |                 |
| Railing                      |                   |                          |  |                           |                       |                    |                       |                 |
| Steel                        | 100%              |                          |  | 2025                      |                       |                    | \$1,388,400           |                 |
|                              |                   |                          | <i>Corrosion, Extent : Light, Area Affected : 5%</i>                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : From South End To 500 Ft From South End</i>                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 50%</i>            |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : On Timber Top Rail, 672 Ft From South End To North End</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Weathering</i>  |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD PIER 42  
**Address** : NS MONTGOMERY @ NS PIER 43 TO E. RIVER PARK  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.050 / 2949 **Yr Built/Renovated** :  
**Linear Ft** : 1,065 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Apr-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 241 **Lot** : 13 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$174,000             | \$54,200              |
| <b>Total</b>      | <b>\$174,000</b>      | <b>\$54,200</b>       |
| Importance Code A | \$94,100              | \$54,200              |
| Importance Code B | \$79,800              |                       |
| <b>Total</b>      | <b>\$174,000</b>      | <b>\$54,200</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                |                |                |                |
| <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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD PIER 42**  
**Asset # : 2949**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Concrete                                       | 5%                | 0-2                      | \$42,000              | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Spalling, Extent : Severe, Area Affected : 75%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North End</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$400                 |                 |
| Stone  | 10%               | 4+                       | \$52,200              | LIFE                      | **                    | 5                  | \$9,000               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 75%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Erosion Of Grout</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$45,100              |                 |
| Not Accessible   | 25%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 60%               | 4+                       | \$56,300              | 2039                      | **                    | 5                  | \$3,600               |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Periodic Throughout</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 25%               | Now                      | \$23,500              | 2039                      | **                    | 5                  | \$1,500               |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North End</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 15%               |                          |                       | 2037                      | **                    | 5                  | \$1,800               |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Periodic Throughout</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING  
**Address** : HARLEM RIVER, 147TH - 158TH ST E.145TH TO MACOMBS DAM BRIDGE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBS0027.021 / 1718 **Yr Built/Renovated** :  
**Linear Ft** : 4,469 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2539 **Lot** : 2 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$582,400             | \$1,711,700           |
| <b>Total</b>      | <b>\$582,400</b>      | <b>\$1,711,700</b>    |
| Importance Code A | \$325,400             |                       |
| Importance Code B |                       | \$1,711,700           |
| Importance Code C | \$256,900             |                       |
| <b>Total</b>      | <b>\$582,400</b>      | <b>\$1,711,700</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-------------------|-----------------|----------------|-----------------|----------------|
| Bulkheads         | \$96,500        |                | \$16,900        | \$100          |
| <b>Total</b>      | <b>\$96,500</b> |                | <b>\$16,900</b> | <b>\$100</b>   |
| Importance Code A | \$1,800         |                |                 |                |
| Importance Code B | \$84,800        |                | \$16,900        | \$100          |
| Importance Code C | \$9,900         |                |                 |                |
| <b>Total</b>      | <b>\$96,500</b> |                | <b>\$16,900</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING**

**Asset # : 1718**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Concrete     | 10%  |                          |                       | LIFE                      | **                    | 5-10               | \$3,600               |                 |
|                              | <i>Erosion, Extent : Light, Area Affected : 50%</i>                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Stone Gabion                 | 1%   |                          |                       | LIFE                      | **                    | 3                  | \$100                 |                 |
| No Component                 | 79%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 10%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%   | 4+                       | \$193,000             | 2036                      | **                    | 4                  | \$33,400              |                 |
|                              | <i>Displaced Elements, Extent : Light, Area Affected : 10%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Offset Piles</i>                                      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 65%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 30%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |  |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 37%  |                          |                       | LIFE                      | **                    | 5                  | \$19,800              |                 |
| Stone                        | 5%   | 2-4                      | \$160,600             | LIFE                      | **                    | 5                  | \$1,300               |                 |
|                              | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 3%   | Now                      | \$96,400              | LIFE                      | **                    | 5                  | \$800                 |                 |
|                              | <i>Missing Part, Extent : Moderate, Area Affected : 50%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Concrete Debris Revetment From 600 Ft To 750 Ft From South</i> |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 55%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%   | 4+                       | \$132,500             | LIFE                      | **                    | 4                  | \$1,800               |                 |
|                              | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 65%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 30%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 50%  |                          |                       | 2030                      | **                    | 5                  | \$25,500              |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 5%</i>                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Settlement, Extent : Moderate, Area Affected : 5%</i>                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 5%   | 2-4                      | \$7,100               | 2026                      | \$11,800              | 5                  | \$500                 |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 50%</i>                       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 40%  |                          |                       | 2025                      | \$94,100              | 5                  | \$8,400               |                 |
| Topsoil                      | 5%   | Now                      | \$7,100               | 2027                      | \$11,800              | 5                  | \$500                 |                 |
|                              | <i>Settlement, Extent : Severe, Area Affected : 50%</i>                      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD - HARLEM RIVER SEAWALL/REVTMENT/CRIBBING**  
**Asset # : 1718**

| Bulkheads             | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Fender                |  |                   |                |                    |                |             |                |          |
| Piles                 |  |                   |                |                    |                |             |                |          |
| Timber                | 35%  |                   |                | 2023               | \$287,800      | 4           | \$56,200       |          |
|                       | <i>Broken, Extent : Severe, Area Affected : 100%</i>     |                   |                |                    |                |             |                |          |
|                       | <i>Location : Fender System Obsolete</i>                 |                   |                |                    |                |             |                |          |
| No Component          | 65%  |                   |                |                    |                |             |                |          |
| Wales and Chocks      |  |                   |                |                    |                |             |                |          |
| Timber                | 35%  |                   |                | 2023               | \$679,500      | 4           | \$127,300      |          |
|                       | <i>Broken, Extent : Severe, Area Affected : 100%</i>     |                   |                |                    |                |             |                |          |
|                       | <i>Location : Fender System Obsolete</i>                 |                   |                |                    |                |             |                |          |
| No Component          | 65%  |                   |                |                    |                |             |                |          |
| Deck Elements         |  |                   |                |                    |                |             |                |          |
| Railing               |  |                   |                |                    |                |             |                |          |
| Fencing               | 20%  | Now               | \$9,500        | 2028               | * *            | 3           | \$400          |          |
|                       | <i>Broken, Extent : Moderate, Area Affected : 25%</i>    |                   |                |                    |                |             |                |          |
|                       | <i>Location : Unsecured And Damaged Portion</i>          |                   |                |                    |                |             |                |          |
|                       | <i>Corrosion, Extent : Moderate, Area Affected : 75%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : Remaining Sections</i>                     |                   |                |                    |                |             |                |          |
| Steel                 | 15%  |                   |                | 2026               | \$626,800      |             |                |          |
| No Component          | 65%  |                   |                |                    |                |             |                |          |
| Parapet               |  |                   |                |                    |                |             |                |          |
| Concrete              | 10%  |                   |                | 2031               | * *            |             |                |          |
| 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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER & KINGS PLAZA  
**Address** : FLATBUSH AVE. MILL BASIN  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.062 / 16 **Yr Built/Renovated** :  
**Linear Ft** : 700 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 15-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8591 **Lot** : 980 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$615,700             | \$36,800              |
| <b>Total</b>      | <b>\$615,700</b>      | <b>\$36,800</b>       |
| Importance Code A | \$615,700             |                       |
| Importance Code B |                       | \$36,800              |
| <b>Total</b>      | <b>\$615,700</b>      | <b>\$36,800</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                |                | \$1,600        |                |
| <b>Total</b>      |                |                | <b>\$1,600</b> |                |
| Importance Code A |                |                |                |                |
| Importance Code B |                |                | \$1,600        |                |
| <b>Total</b>      |                |                | <b>\$1,600</b> |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD @ PILE SUPPORTED WHARF BET. NICKS LOBSTER & KINGS PLAZA**  
**Asset # : 16**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 20%               | 0-2                      | \$333,300             | LIFE                      | **                    | 5                  | \$800                 |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Tidal Zone</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 20%               | 2-4                      | \$162,300             | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Tidal Zone</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Erosion</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 100%              | 4+                       | \$120,100             | LIFE                      | **                    | 5                  | \$2,100               |                 |
| <i>Corrosion of Reinforcement, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 30%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 100%              |                          |                       | 2025                      | \$36,800              | 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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD @PIER 35  
**Address** : EAST RIVER BET CLINTON & MONTGOMERY STS.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.048 / 1747 **Yr Built/Renovated** :  
**Linear Ft** : 112 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 23-Jul-2007 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 241 **Lot** : 13 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$69,600              |                       |
| <b>Total</b>      | <b>\$69,600</b>       |                       |
| Importance Code A | \$69,600              |                       |
| <b>Total</b>      | <b>\$69,600</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$23,300        |                | \$1,100        |                |
| <b>Total</b>      | <b>\$23,300</b> |                | <b>\$1,100</b> |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$23,300        |                | \$1,100        |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$23,300</b> |                | <b>\$1,100</b> |                |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD @PIER 35**  
**Asset # : 1747**

| <b>Bulkheads</b>                              |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                  | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>                             |                   |   |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top<br>Concrete, 10' Water | 50%               |   |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
|   |                   | <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Location : South Face</i>                                    |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Explanation : Spalling</i>                                   |                       |                           |                       |                    |                       |                 |
| Concrete, 10' Water                           | 15%               | Now   | \$69,600              | LIFE                      | **                    | 5                  | \$100                 |                 |
|   |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Location : Inshore Of Pier 35 At Outfall</i>                 |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Explanation : Collapsed</i>                                  |                       |                           |                       |                    |                       |                 |
| Not Accessible                                | 35%               |   |                       |                           |                       |                    |                       |                 |
| <b>Coping/Curb</b>                            |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                                      | 50%               |   |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
| No Component                                  | 50%               |   |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>                      |                   |   |                       |                           |                       |                    |                       |                 |
| Not Accessible                                | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>                              |                   |   |                       |                           |                       |                    |                       |                 |
| Not Accessible                                | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>                               |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                                   |                   |   |                       |                           |                       |                    |                       |                 |
| Topsoil                                       | 15%               | Now   | \$3,500               | 2059                      | **                    |                    |                       |                 |
|   |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Location : Inshore Of Pier 35</i>                            |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Explanation : Sinkholes</i>                                  |                       |                           |                       |                    |                       |                 |
| Not Accessible                                | 85%               |   |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>                                |                   |   |                       |                           |                       |                    |                       |                 |
| Asphalt                                       | 50%               | 2-4   | \$4,900               | 2034                      | **                    | 5                  | \$300                 |                 |
|   |                   | <i>Settlement, Extent : Light, Area Affected : 75%</i>          |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Location : Inshore Of Pier 35</i>                            |                       |                           |                       |                    |                       |                 |
| Asphalt                                       | 25%               | Now   | \$2,500               | 2034                      | **                    | 5                  | \$200                 |                 |
|   |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Location : Inshore Of Pier 35</i>                            |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Explanation : Sinkholes</i>                                  |                       |                           |                       |                    |                       |                 |
| Concrete                                      | 25%               |   |                       | 2028                      | **                    | 5                  | \$300                 |                 |
|   |                   | <i>Cracking, Extent : Light, Area Affected : 25%</i>            |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Location : At Southwest Corner</i>                           |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>                                 |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>                                  |                   |   |                       |                           |                       |                    |                       |                 |
| Timber  | 25%               |   |                       | 2028                      | **                    | 4                  | \$700                 |                 |
| No Component                                  | 50%               |   |                       |                           |                       |                    |                       |                 |
| Not Accessible                                | 25%               |   |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>                       |                   |   |                       |                           |                       |                    |                       |                 |
| Timber  | 25%               |   |                       | 2028                      | **                    | 4                  | \$1,500               |                 |
| Timber  | 25%               | Now   | \$12,200              | 2034                      | **                    | 4                  | \$1,500               |                 |
|   |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>            |                       |                           |                       |                    |                       |                 |
|   |                   | <i>Location : Throughout</i>                                    |                       |                           |                       |                    |                       |                 |
| No Component                                  | 50%               |   |                       |                           |                       |                    |                       |                 |

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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801  
BULKHEAD @PIER 35  
Asset # : 1747**

Print Date : 16-Sep-2016      **DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD @PIER 36  
**Address** : BET CLINTON & MONTGOMERY STS. OFFSHORE END OF PIER 36  
**Borough** : MANHATTAN      **Agency's Number** : N/A  
**Program / Asset #** : DGSP025.049 / 2948      **Yr Built/Renovated** :  
**Linear Ft** : 1,360      **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Feb-2016      **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 241      **Lot** : 13      **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$95,000              | \$46,100              |
| <b>Total</b>      | <b>\$95,000</b>       | <b>\$46,100</b>       |
| Importance Code A | \$46,100              | \$46,100              |
| Importance Code C | \$48,900              |                       |
| <b>Total</b>      | <b>\$95,000</b>       | <b>\$46,100</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$65,700        |                |                | \$7,000        |
| <b>Total</b>      | <b>\$65,700</b> |                |                | <b>\$7,000</b> |
| Importance Code A | \$34,100        |                |                |                |
| Importance Code B | \$28,800        |                |                | \$7,000        |
| Importance Code C | \$2,900         |                |                |                |
| <b>Total</b>      | <b>\$65,700</b> |                |                | <b>\$7,000</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD @PIER 36**  
**Asset # : 2948**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| Relieving Platform Top       |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 2%                | 4+                       | \$27,000   | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              |                   |                          | <i>Cracking, Extent : Moderate, Area Affected : 15%</i>          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At North End Of Pier</i>                           |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 15%</i>          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At North End Of Pier</i>                           |                           |                       |                    |                       |                 |
| Concrete                     | 13%               |                          |  | LIFE                      | **                    | 5-10               | \$1,300               |                 |
| No Component                 | 85%               |                          |  |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>          |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 25%               |                          |  | LIFE                      | **                    | 5-10               | \$2,700               |                 |
| Stone                        | 40%               |                          |  | LIFE                      | **                    | 5                  | \$92,200              |                 |
|                              |                   |                          | <i>Missing Block Seal, Extent : Moderate, Area Affected : 2%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Throughout</i>                            |                           |                       |                    |                       |                 |
| No Component                 | 30%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 5%                |                          |  |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |                   |                          |  |                           |                       |                    |                       |                 |
| Timber                       | 5%                |                          |  | 2030                      | **                    | 4                  | \$15,300              |                 |
| No Component                 | 75%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 20%               |                          |  |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |                   |                          |  |                           |                       |                    |                       |                 |
| Stone                        | 5%                | 4+                       | \$48,900   | LIFE                      | **                    | 5                  | \$400                 |                 |
|                              |                   |                          | <i>Settlement, Extent : Moderate, Area Affected : 5%</i>         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout, Beneath Concrete Gravity Wall</i>      |                           |                       |                    |                       |                 |
| Stone                        | 35%               |                          |  | LIFE                      | **                    | 5                  | \$5,700               |                 |
| No Component                 | 60%               |                          |  |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |                   |                          |  |                           |                       |                    |                       |                 |
| Steel                        | 10%               |                          |  | LIFE                      | **                    | 10                 |                       |                 |
|                              |                   |                          | <i>Corrosion, Extent : Light, Area Affected : 100%</i>           |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout Splash And Tidal Zones</i>              |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |                          |  |                           |                       |                    |                       |                 |
| No Component                 | 75%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 25%               |                          |  |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |  |                           |                       |                    |                       |                 |
| 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD @PIER 36**  
**Asset # : 2948**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Backfill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Surface  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 20%               |                          |                       | 2036                      | **                    | 5                  | \$3,100               |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 70%               |                          |                       | 2036                      | **                    | 5                  | \$10,900              |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 10%               | 4+                       | \$28,800              | 2036                      | **                    | 5                  | \$800                 |                 |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Spall Locations</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Severe, Area Affected : 25%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Locations And Around Drains Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING  
**Address** : 2777 FLATBUSH AVE. MILL BASIN  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.065 / 19 **Yr Built/Renovated** :  
**Linear Ft** : 360 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 09-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8591 **Lot** : 980 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$3,700        |                | \$7,800        | \$3,300        |
| <b>Total</b>      | <b>\$3,700</b> |                | <b>\$7,800</b> | <b>\$3,300</b> |
| Importance Code A | \$1,300        |                |                |                |
| Importance Code B | \$2,500        |                | \$7,800        | \$3,300        |
| <b>Total</b>      | <b>\$3,700</b> |                | <b>\$7,800</b> | <b>\$3,300</b> |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BULKHEAD AND RELIEVING PLATFORM UNDER NICKS LOBSTER BUILDING**  
**Asset # : 19**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b>  |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|--|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>   | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |                       |  |                       |                    |                       |                 |
| Relieving Platform Top       |                   |                          |                       |  |                       |                    |                       |                 |
| Concrete                     | 15%               |                          |                       | LIFE   | **                    | 5-10               | \$400                 |                 |
| No Component                 | 35%               |                          |                       |  |                       |                    |                       |                 |
| Not Accessible               | 50%               |                          |                       |  |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                       |  |                       |                    |                       |                 |
| Piles and Bracing            |                   |                          |                       |  |                       |                    |                       |                 |
| Concrete                     | 10%               |                          |                       | LIFE   | **                    | 5                  | \$400                 |                 |
| Not Accessible               | 90%               |                          |                       |  |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                       |  |                       |                    |                       |                 |
| Sheet Piles                  |                   |                          |                       |  |                       |                    |                       |                 |
| Timber                       | 25%               |                          |                       | LIFE   | **                    | 4                  | \$2,500               |                 |
| No Component                 | 65%               |                          |                       |  |                       |                    |                       |                 |
| Not Accessible               | 10%               |                          |                       |  |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                       |  |                       |                    |                       |                 |
| Pile Caps                    |                   |                          |                       |  |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |  |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                       |  |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |                       |  |                       |                    |                       |                 |
| Surface                      |                   |                          |                       |  |                       |                    |                       |                 |
| Asphalt                      | 35%               |                          |                       | 2036   | **                    | 5                  | \$1,400               |                 |
| Concrete                     | 20%               |                          |                       | 2036   | **                    | 5                  | \$800                 |                 |
| Not Accessible               | 45%               |                          |                       |  |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                       |  |                       |                    |                       |                 |
| <b>Fender</b>                |                   |                          |                       |  |                       |                    |                       |                 |
| Facing                       |                   |                          |                       |  |                       |                    |                       |                 |
| Timber                       | 45%               |                          |                       | 2036   | **                    | 3                  | \$8,500               |                 |
| No Component                 | 55%               |                          |                       |  |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                       |  |                       |                    |                       |                 |
| Piles                        |                   |                          |                       |  |                       |                    |                       |                 |
| Timber                       | 8%                |                          |                       | 2030   | **                    | 4                  | \$1,000               |                 |
|                              |                   |                          |                       | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i> |                       |                    |                       |                 |
|                              |                   |                          |                       | <i>Location : Tidal Zone</i>                                     |                       |                    |                       |                 |
| No Component                 | 90%               |                          |                       |  |                       |                    |                       |                 |
| Not Accessible               | 2%                |                          |                       |  |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                       |  |                       |                    |                       |                 |
| Wales and Chocks             |                   |                          |                       |  |                       |                    |                       |                 |
| Timber                       | 80%               |                          |                       | 2036   | **                    | 4                  | \$15,600              |                 |
| No Component                 | 20%               |                          |                       |  |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                       |  |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BULKHEAD AT 23RD ST. GOWANUS BAY  
**Address** : NORTH SIDE OF 23RD STREET TO SOUTH SIDE OF 24TH STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0015.033 / 2977 **Yr Built/Renovated** :  
**Linear Ft** : 330 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 644 **Lot** : 1 **BIN** :

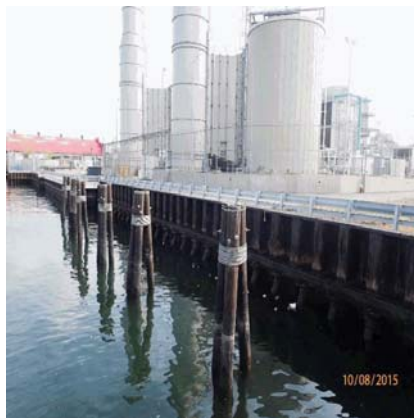
**CAPITAL**

**Total**

Importance Code

**Total**

| EXPENSE           | FY 2018         | FY 2019 | FY 2020 | FY 2021        |
|-------------------|-----------------|---------|---------|----------------|
| Bulkheads         | \$10,300        |         |         | \$1,400        |
| <b>Total</b>      | <b>\$10,300</b> |         |         | <b>\$1,400</b> |
| Importance Code A | \$9,700         |         |         |                |
| Importance Code B | \$600           |         |         | \$1,400        |
| <b>Total</b>      | <b>\$10,300</b> |         |         | <b>\$1,400</b> |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BULKHEAD AT 23RD ST. GOWANUS BAY  
Asset # : 2977**

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural   |            |                   |                |                    |                |             |                |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Steel  | 10%        |                   |                | LIFE               | **             | 5           | \$10,200       |          |
| <i>Corrosion, Extent : Light, Area Affected : 20%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mlw Elevation, Southern 150 Feet Of Asset</i>                |            |                   |                |                    |                |             |                |          |
| No Component   | 55%        |                   |                |                    |                |             |                |          |
| Not Accessible   | 35%        |                   |                |                    |                |             |                |          |
| Sheet Piles  |            |                   |                |                    |                |             |                |          |
| Steel  | 25%        |                   |                | LIFE               | **             | 10          |                |          |
| <i>Corrosion, Extent : Light, Area Affected : 30%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mlw Elevation Throughout</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Missing Coating, Extent : Severe, Area Affected : 35%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mlw Elevation Throughout</i>                                 |            |                   |                |                    |                |             |                |          |
| Steel  | 25%        |                   |                | LIFE               | **             | 10          |                |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Northern 180 Feet Of Asset</i>                                     |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 50%        |                   |                |                    |                |             |                |          |
| Wales  |            |                   |                |                    |                |             |                |          |
| Steel  | 45%        |                   |                | LIFE               | **             | 5           | \$7,000        |          |
| <i>Corrosion, Extent : Light, Area Affected : 5%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Southern 150 Feet Of Asset</i>                         |            |                   |                |                    |                |             |                |          |
| No Component   | 55%        |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Concrete   | 50%        |                   |                | LIFE               | **             | 5           | \$1,000        |          |
| <i>Displaced Elements, Extent : Light, Area Affected : 5%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Up To 0.5 In. Displacement In Pile Cap At Sta. 1+67 From North</i> |            |                   |                |                    |                |             |                |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Northern 180 Feet Of Asset</i>                                     |            |                   |                |                    |                |             |                |          |
| Steel  | 45%        |                   |                | 2028               | **             | 5           | \$1,200        |          |
| <i>Corrosion, Extent : Light, Area Affected : 50%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Missing Coating</i>   |            |                   |                |                    |                |             |                |          |
| No Component   | 5%         |                   |                |                    |                |             |                |          |
| Backfill   |            |                   |                |                    |                |             |                |          |
| Fill   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| Surface  |            |                   |                |                    |                |             |                |          |
| Asphalt  | 60%        |                   |                | 2036               | **             | 5           | \$2,300        |          |
| Concrete   | 10%        |                   |                | 2036               | **             | 5           | \$400          |          |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Locations</i>   |            |                   |                |                    |                |             |                |          |
| Gravel   | 28%        |                   |                | 2036               | **             | 2-5         | \$300          |          |
| Gravel   | 2%         | 2-4               | \$600          | 2042               | **             | 2-5         |                |          |
| <i>Settlement, Extent : Moderate, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : At 167 Feet From North End Of Asset</i>                            |            |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BULKHEAD AT 23RD ST. GOWANUS BAY  
Asset # : 2977**

| <b>Bulkheads</b>                     |                       | <b>Current Repair</b>        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--------------------------------------|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Fender                               |                       |                              |                       |                           |                       |                        |                       |                 |
| Pile Cluster                         |                       |                              |                       |                           |                       |                        |                       |                 |
| Timber                               | 45%                   |                              |                       | 2028                      | * *                   | 4-10                   |                       |                 |
| No Component                         | 55%                   |                              |                       |                           |                       |                        |                       |                 |
| Deck Elements                        |                       |                              |                       |                           |                       |                        |                       |                 |
| Railing                              |                       |                              |                       |                           |                       |                        |                       |                 |
| Guard Rail                           | 100%                  |                              |                       | LIFE                      | * *                   |                        |                       |                 |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL BULKHEAD PIER 5 TO 6  
**Address** : 43RD STREET N/S PIER 5 TO S/S PIER 6  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.024 / 23 **Yr Built/Renovated** :  
**Linear Ft** : 286 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 02-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 715 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| EXPENSE           | FY 2018        | FY 2019 | FY 2020 | FY 2021        |
|-------------------|----------------|---------|---------|----------------|
| Bulkheads         | \$6,000        |         |         | \$1,000        |
| <b>Total</b>      | <b>\$6,000</b> |         |         | <b>\$1,000</b> |
| Importance Code B | \$4,300        |         |         | \$1,000        |
| Importance Code C | \$1,700        |         |         |                |
| <b>Total</b>      | <b>\$6,000</b> |         |         | <b>\$1,000</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL BULKHEAD PIER 5 TO 6**

**Asset # : 23**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |  |                       |                           |                       |                    |                       |                 |
| Revetment                    |                   |  |                       |                           |                       |                    |                       |                 |
| Stone                        | 100%              |  |                       | LIFE                      | **                    | 5                  | \$3,400               |                 |
| Sheet Piles                  |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 25%               |  |                       | LIFE                      | **                    | 10                 |                       |                 |
| No Component                 | 75%               |  |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Fill                         |                   |  |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 5%                | Now  | \$3,000               | 2067                      | **                    |                    |                       |                 |
|                              |                   | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : At North End</i>   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 95%               |  |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 60%               |  |                       | 2036                      | **                    | 5                  | \$2,000               |                 |
| Asphalt                      | 5%                | Now  | \$1,300               | 2042                      | **                    | 5                  | \$100                 |                 |
|                              |                   | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : At Northern End Due To Abandoned Pile Supported Wall</i> |                       |                           |                       |                    |                       |                 |
| Cobblestone                  | 35%               |  |                       | 2047                      | **                    | 5                  | \$1,500               |                 |
| <b>Deck Elements</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| Railing                      |                   |  |                       |                           |                       |                    |                       |                 |
| Fencing                      | 100%              |  |                       | 2031                      | **                    | 3                  | \$100                 |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL BULKHEAD PIER 6 TO 7  
**Address** : 41ST STREET N/S PIER 6 NORTH TO END  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.025 / 22 **Yr Built/Renovated** :  
**Linear Ft** : 220 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 02-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 715 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$28,300        |                |                | \$1,300        |
| <b>Total</b>      | <b>\$28,300</b> |                |                | <b>\$1,300</b> |
| Importance Code A | \$22,500        |                |                |                |
| Importance Code B | \$5,800         |                |                | \$1,300        |
| <b>Total</b>      | <b>\$28,300</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801  
BUSH TERMINAL BULKHEAD PIER 6 TO 7**

**Asset # : 22**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Structural</b>            |                   |  |                       |                           |                       |                    |                       |                 |
| Piles and Bracing            |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 60%               |  |                       | LIFE                      | * *                   | 5                  | \$40,800              |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 75%</i>            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout Splash Zone</i>                         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Displaced Elements, Extent : Moderate, Area Affected : 5%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Deflected Flange On South Center Pile</i>          |                       |                           |                       |                    |                       |                 |
| No Component                 | 40%               |  |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |  |                       |                           |                       |                    |                       |                 |
| Sheet Piles                  |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 60%               |  |                       | LIFE                      | * *                   | 10                 |                       |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 25%</i>            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Above Mlw Elevation</i>                            |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 40%               |  |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |  |                       |                           |                       |                    |                       |                 |
| Wales                        |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 40%               |  |                       | LIFE                      | * *                   | 5                  | \$4,200               |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 25%</i>            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                                     |                       |                           |                       |                    |                       |                 |
| No Component                 | 60%               |  |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Fill                         |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |  |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |  |                       |                           |                       |                    |                       |                 |
| Surface                      |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 40%               |  |                       | 2036                      | * *                   | 5                  | \$1,000               |                 |
| Concrete                     | 60%               |  |                       | 2036                      | * *                   | 5                  | \$1,500               |                 |
| <hr/>                        |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| Railing                      |                   |  |                       |                           |                       |                    |                       |                 |
| Fencing                      | 50%               |  |                       | 2028                      | * *                   | 3                  |                       |                 |
| Fencing                      | 50%               | Now  | \$5,800               | 2032                      | * *                   | 3                  |                       |                 |
|                              |                   | <i>Displaced Elements, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 100 Feet Long Section In Middle Of Structure</i>   |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |  |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : BUSH TERMINAL PARK BULKHEAD  
**Address** : NORTH SIDE OF PIER 4 TO SOUTH SIDE OF PIER 5  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.023 / 24 **Yr Built/Renovated** :  
**Linear Ft** : 352 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 02-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 725 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$329,100             |
| <b>Total</b>      |                       | <b>\$329,100</b>      |
| Importance Code B |                       | \$329,100             |
| <b>Total</b>      |                       | <b>\$329,100</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$28,600        |                |                |                |
| <b>Total</b>      | <b>\$28,600</b> |                |                |                |
| Importance Code A | \$1,400         |                |                |                |
| Importance Code B |                 |                |                |                |
| Importance Code C | \$27,200        |                |                |                |
| <b>Total</b>      | <b>\$28,600</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.**

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL PARK BULKHEAD**  
**Asset # : 24**

| Bulkheads  | Current Repair |                      | Future Replacement |            | Maintenance    |                | Priority       |          |
|--|----------------|----------------------|--------------------|------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| <b>Structural</b>  |                |                      |                    |            |                |                |                |          |
| Gravity Wall<br>Concrete   | 100%           |                      |                    | LIFE       | **             | 5-10           | \$2,800        |          |
| <i>Displaced Elements, Extent : Moderate, Area Affected : 10%</i>            |                |                      |                    |            |                |                |                |          |
| <i>Location : 120 Feet From North, Horizontal Displacement Up To 1 Inch</i>  |                |                      |                    |            |                |                |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>           |                |                      |                    |            |                |                |                |          |
| <i>Location : 100 Feet To 140 Feet From North</i>                            |                |                      |                    |            |                |                |                |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>          |                |                      |                    |            |                |                |                |          |
| <i>Location : Throughout; Behind Abandoned Displaced Pile Supported Beam</i> |                |                      |                    |            |                |                |                |          |
| <hr/>  |                |                      |                    |            |                |                |                |          |
| Revetment  |                |                      |                    |            |                |                |                |          |
| Stone  | 90%            |                      |                    | LIFE       | **             | 5              | \$3,800        |          |
| Stone  | 10%            | 4+                   | \$25,300           | LIFE       | **             | 5              | \$200          |          |
| <i>Missing Part, Extent : Moderate, Area Affected : 100%</i>                 |                |                      |                    |            |                |                |                |          |
| <i>Location : 120 Feet From North Adjacent To Recent Repair</i>              |                |                      |                    |            |                |                |                |          |
| <hr/>  |                |                      |                    |            |                |                |                |          |
| <b>Backfill</b>  |                |                      |                    |            |                |                |                |          |
| Fill   |                |                      |                    |            |                |                |                |          |
| Not Accessible   | 100%           |                      |                    |            |                |                |                |          |
| <hr/>  |                |                      |                    |            |                |                |                |          |
| Surface  |                |                      |                    |            |                |                |                |          |
| Asphalt  | 100%           |                      |                    | 2042       | **             | 5              | \$4,000        |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>          |                |                      |                    |            |                |                |                |          |
| <i>Location : Throughout Bush Terminal Park</i>                              |                |                      |                    |            |                |                |                |          |
| <hr/>  |                |                      |                    |            |                |                |                |          |
| <b>Deck Elements</b>   |                |                      |                    |            |                |                |                |          |
| Railing  |                |                      |                    |            |                |                |                |          |
| Steel  | 100%           |                      |                    | 2026       |                |                | \$329,100      |          |
| <i>Corrosion, Extent : Light, Area Affected : 1%</i>                         |                |                      |                    |            |                |                |                |          |
| <i>Location : Isolated Throughout</i>  |                |                      |                    |            |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : BUSH TERMINAL PARK REVETMENT  
 Address : FOOT OF 45TH ST. TO 52ND ST. INCLUDING PERIMETER OF PIER 4  
 Borough : BROOKLYN Agency's Number : N/A  
 Program / Asset # : DBSR026.021 / 2571 Yr Built/Renovated :  
 Linear Ft : 4,348 Project Type : ECONOMIC DEVELOPMENT  
 Date of Survey : 03-Sep-2015 Landmark Status : NONE  
 Areas Surveyed :  
 Block : 725 Lot : 1 BIN :

| CAPITAL           | FY 2018 - 2021 | FY 2022 - 2027   |
|-------------------|----------------|------------------|
| Bulkheads         |                | \$423,600        |
| <b>Total</b>      |                | <b>\$423,600</b> |
| Importance Code B |                | \$423,600        |
| <b>Total</b>      |                | <b>\$423,600</b> |

| EXPENSE           | FY 2018         | FY 2019 | FY 2020         | FY 2021        |
|-------------------|-----------------|---------|-----------------|----------------|
| Bulkheads         | \$21,500        |         | \$11,800        | \$4,400        |
| <b>Total</b>      | <b>\$21,500</b> |         | <b>\$11,800</b> | <b>\$4,400</b> |
| Importance Code B | \$100           |         | \$11,800        | \$4,400        |
| Importance Code C | \$21,300        |         |                 |                |
| <b>Total</b>      | <b>\$21,500</b> |         | <b>\$11,800</b> | <b>\$4,400</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BUSH TERMINAL PARK REVETMENT**  
**Asset # : 2571**

| System<br>Component<br>Type | Current Repair |   | Future Replacement |            | Maintenance    |                | Priority  |
|-----------------------------|----------------|---|--------------------|------------|----------------|----------------|-----------|
|                             | % of<br>Total  | Fail Date<br>(Years)  | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |           |
| Structural                  |                |   |                    |            |                |                |           |
| Revetment                   |                |   |                    |            |                |                |           |
| Stone                       | 82%            |   |                    | LIFE       | **             | 5              | \$42,700  |
|                             |                | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>       |                    |            |                |                |           |
|                             |                | <i>Location : New Stone Revetment</i>                                     |                    |            |                |                |           |
| No Component                | 18%            |   |                    |            |                |                |           |
| Backfill                    |                |   |                    |            |                |                |           |
| Fill                        |                |   |                    |            |                |                |           |
| Not Accessible              | 100%           |   |                    |            |                |                |           |
| Surface                     |                |   |                    |            |                |                |           |
| Asphalt                     | 45%            |   |                    | 2040       | **             | 5              | \$22,300  |
|                             |                | <i>Cracking, Extent : Light, Area Affected : 10%</i>                      |                    |            |                |                |           |
|                             |                | <i>Location : Along Joint Between Passes At North End</i>                 |                    |            |                |                |           |
| Sand                        | 12%            |   |                    | 2040       | **             | 2-5            | \$1,600   |
|                             |                | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>       |                    |            |                |                |           |
|                             |                | <i>Location : At Natural Shroeline Sta. 15+90 To 21+00 From North End</i> |                    |            |                |                |           |
| Topsoil                     | 43%            |   |                    | 2026       |                | 5              | \$8,700   |
|                             |                | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>       |                    |            |                |                |           |
|                             |                | <i>Location : Natural Shoreline</i>                                       |                    |            |                |                |           |
| Deck Elements               |                |   |                    |            |                |                |           |
| Railing                     |                |   |                    |            |                |                |           |
| Steel                       | 8%             |   |                    | 2026       |                |                | \$325,200 |
|                             |                | <i>Corrosion, Extent : Light, Area Affected : 2%</i>                      |                    |            |                |                |           |
|                             |                | <i>Location : At Base Of Rail Posts</i>                                   |                    |            |                |                |           |
| No Component                | 92%            |   |                    |            |                |                |           |
| Parapet                     |                |   |                    |            |                |                |           |
| Concrete                    | 8%             |   |                    | 2031       | **             |                |           |
| No Component                | 92%            |   |                    |            |                |                |           |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : CINE MAGIC RIVERFRONT STUDIOS CONCRETE SEAWALL  
**Address** : EAST RIVER AT FOOT OF SOUTH 8TH STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0040.000 / 13953 **Yr Built/Renovated** :  
**Linear Ft** : 102 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 18-Sep-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2134 **Lot** : 156 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$64,300              |                       |
| <b>Total</b>      | <b>\$64,300</b>       |                       |
| Importance Code A | \$64,300              |                       |
| <b>Total</b>      | <b>\$64,300</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$22,500        |                | \$600          |                |
| <b>Total</b>      | <b>\$22,500</b> |                | <b>\$600</b>   |                |
| Importance Code A | \$11,900        |                |                |                |
| Importance Code B | \$10,600        |                | \$600          |                |
| <b>Total</b>      | <b>\$22,500</b> |                | <b>\$600</b>   |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**CINE MAGIC RIVERFRONT STUDIOS CONCRETE SEAWALL**

**Asset # : 13953**

| <b>Bulkheads</b>               |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural Facing Concrete     | 50%               |                          |  | LIFE                      | **                    |                    |                       |                 |
|                                |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 65%</i>            |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Tidal Zone</i>   |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Explanation : Erosion And Spalling</i>                                |                           |                       |                    |                       |                 |
| No Component                   | 40%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible                 | 10%               |                          |  |                           |                       |                    |                       |                 |
| Gravity Wall Concrete          | 40%               | 4+                       | \$64,300   | LIFE                      | **                    | 5                  | \$200                 |                 |
|                                |                   |                          | <i>Displaced Elements, Extent : Light, Area Affected : 100%</i>          |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : All Blocks Throughout</i>                                  |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Progressing Scour, Extent : Light, Area Affected : 25%</i>            |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : At Boundaries Of Newly Constructed Concrete Block Wall</i> |                           |                       |                    |                       |                 |
| No Component                   | 60%               |                          |  |                           |                       |                    |                       |                 |
| Sheet Piles Steel              | 5%                | 4+                       | \$11,900   | LIFE                      | **                    |                    |                       |                 |
|                                |                   |                          | <i>Corrosion, Extent : Moderate, Area Affected : 100%</i>                |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Exposed Sheets Between Facing And Block Wall</i>           |                           |                       |                    |                       |                 |
| No Component                   | 40%               |                          |  |                           |                       |                    |                       |                 |
| Not Accessible                 | 55%               |                          |  |                           |                       |                    |                       |                 |
| Backfill Fill                  |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible                 | 100%              |                          |  |                           |                       |                    |                       |                 |
| Surface Concrete               | 100%              |                          |  | 2035                      | **                    | 5                  | \$1,200               |                 |
|                                |                   |                          | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                  |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Offshore Face Of Slab</i>                                  |                           |                       |                    |                       |                 |
| Fender Wales and Chocks Timber | 60%               | 0-2                      | \$10,600   | 2035                      | **                    | 4                  | \$3,300               |                 |
|                                |                   |                          | <i>Broken, Extent : Moderate, Area Affected : 50%</i>                    |                           |                       |                    |                       |                 |
|                                |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
| No Component                   | 40%               |                          |  |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : CINE MAGIC RIVERFRONT STUDIOS STEEL SHEET PILE BULKHEAD  
**Address** : EAST RIVER BETWEEN S 8TH AND S 9TH STREETS  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0041.000 / 13954 **Yr Built/Renovated** :  
**Linear Ft** : 240 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 18-Sep-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2134 **Lot** : 148 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$672,500             |                       |
| <b>Total</b>      | <b>\$672,500</b>      |                       |
| Importance Code A | \$586,600             |                       |
| Importance Code B | \$85,900              |                       |
| <b>Total</b>      | <b>\$672,500</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                | \$700          |                |                |
| <b>Total</b>      |                | <b>\$700</b>   |                |                |
| Importance Code B |                | \$700          |                |                |
| <b>Total</b>      |                | <b>\$700</b>   |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**CINE MAGIC RIVERFRONT STUDIOS STEEL SHEET PILE BULKHEAD**  
**Asset # : 13954**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |   |                       |                           |                       |                    |                       |                 |
| Sheet Piles                  |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 70%               | 2-4   | \$586,600             | LIFE                      |                       | **                 |                       |                 |
|                              |                   | <i>Corrosion, Extent : Severe, Area Affected : 100%</i>             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : At Tops Of Sheets And In Splash Zone</i>              |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 30%               |   |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| Surface                      |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 50%               |   |                       | 2039                      |                       | **                 | 5                     | \$1,400         |
|                              |                   | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 50%               |   |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>                |                   |   |                       |                           |                       |                    |                       |                 |
| Piles                        |                   |   |                       |                           |                       |                    |                       |                 |
| Timber                       | 50%               | Now   | \$22,100              | 2041                      |                       | **                 | 4                     | \$2,900         |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 50%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Rot</i>  |                       |                           |                       |                    |                       |                 |
| Timber                       | 50%               | 0-2   | \$22,100              | 2041                      |                       | **                 | 4                     | \$2,900         |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 50%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Rot</i>  |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>      |                   |   |                       |                           |                       |                    |                       |                 |
| Timber                       | 100%              | Now   | \$41,700              | 2041                      |                       | **                 | 4                     | \$13,000        |
|                              |                   | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>  |                       |                           |                       |                    |                       |                 |

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

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

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

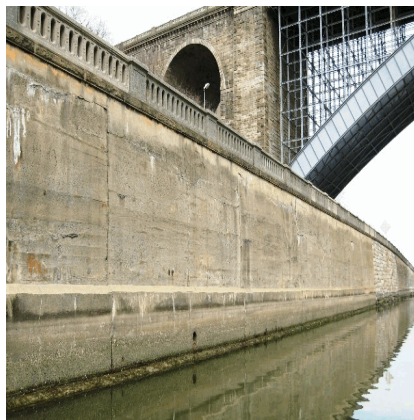
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD  
**Address** : SO SIDE WASHINGTON BRIDGE MIDWAY TO HAMILTON BRIDGE, SUB 1 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR071.000 / 13815 **Yr Built/Renovated** :  
**Linear Ft** : 282 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 03-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2106 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$202,600             |
| <b>Total</b>      |                       | <b>\$202,600</b>      |
| Importance Code B |                       | \$202,600             |
| <b>Total</b>      |                       | <b>\$202,600</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$39,500        |                |                |                |
| <b>Total</b>      | <b>\$39,500</b> |                |                |                |
| Importance Code A | \$33,300        |                |                |                |
| Importance Code B | \$6,200         |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$39,500</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD**  
**Asset # : 13815**

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Structural</b>  |            |                   |                |                    |                |             |                |          |
| Coping/Curb Stone  | 100%       |                   |                | LIFE               | **             | 5           | \$500          |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout At Top Of Wall</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>                             |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Gravity Wall Concrete  | 95%        |                   |                | LIFE               | **             | 5           | \$1,100        |          |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout In Upper 10 Feet Of Wall</i>  |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Light, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated At Joints</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout In Upper 10 Feet Of Wall</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Efflorescence</i>   |            |                   |                |                    |                |             |                |          |
| Concrete   | 5%         | 4+                | \$33,300       | LIFE               | **             | 5           | \$100          |          |
| <i>Cracking, Extent : Moderate, Area Affected : 100%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : In Upper 10 Feet Of Wall At Southern 60 Feet Of Asset</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : At Construction Joints, Stations 0+00 To 0+60 And 1+55 And 1+85 (From South)</i> |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| <b>Backfill</b>  |            |                   |                |                    |                |             |                |          |
| Fill   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| <b>Surface</b>   |            |                   |                |                    |                |             |                |          |
| Asphalt  | 70%        |                   |                | 2033               | **             | 5           | \$2,300        |          |
| <i>Cracking, Extent : Light, Area Affected : 3%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Settlement, Extent : Light, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| No Component   | 30%        |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| <b>Deck Elements</b>   |            |                   |                |                    |                |             |                |          |
| Parapet Concrete   | 95%        |                   |                | 2025               |                |             | \$192,500      |          |
| <i>Erosion, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Erosion/ Scaling Throughout Parapet</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Atop Coping Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Deteriorated Mortar Bedding</i>   |            |                   |                |                    |                |             |                |          |
| Concrete   | 5%         | 4+                | \$5,100        | 2025               |                |             | \$10,100       |          |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : 20 - 30 Feet From South; 128, 137, 210, 224, And 257 Feet From South</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD**  
 Address : **SO SIDE HAMILTON BRIDGE TO NO SIDE HIGH BRIDGE. SUB 3 OF BL**  
 Borough : **MANHATTAN** Agency's Number : **N/A**  
 Program / Asset # : **DBSR073.000 / 13817** Yr Built/Renovated :  
 Linear Ft : **1,170** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **04-Dec-2012** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2106** Lot : **997** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$370,100             | \$840,600             |
| <b>Total</b>      | <b>\$370,100</b>      | <b>\$840,600</b>      |
| Importance Code A | \$270,700             |                       |
| Importance Code B | \$42,000              | \$840,600             |
| Importance Code C | \$57,300              |                       |
| <b>Total</b>      | <b>\$370,100</b>      | <b>\$840,600</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                |                |                |                |
| <b>Total</b>      |                |                |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B |                |                |                |                |
| Importance Code C |                |                |                |                |
| <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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**CONCRETE RETAINING WALL W/TIMBER CRIBBING FOUNDATION. BULKHEAD**  
**Asset # : 13817**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb Stone  | 10%               | 4+                       | \$57,300              | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Loose Or Missing Mortar Bedding</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$1,800               |                 |
| <b>Gravity Wall</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face  | 10%               | 4+                       | \$64,200              | LIFE                      | **                    | 5                  | \$10,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Bulkhead Face In Tidal Zone At South End Of Asset</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Loose Or Missing Block Seal</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 67%               | 4+                       | \$123,500             | LIFE                      | **                    | 5                  | \$3,200               |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Bulkhead Face Above Mhw</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Erosion, Extent : Light, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Tidal Zone</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Spall With Exposed Reinforcement 520 Feet From North</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Light, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From 600 Feet To 700 Feet From North, Above Mhw Line</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 3%                | Now                      | \$83,000              | LIFE                      | **                    | 5                  | \$100                 |                 |
| <i>Not Plumb, Extent : Moderate, Area Affected : 100%</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Wall Is Leaning Between Construction Joints At Sta. 9+95 And 10+30</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              |                          |                       | 2037                      | **                    | 5                  | \$13,400              |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Settlement, Extent : Light, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Between 1030 Feet And 1123 Feet From North, Adjacent To H. R. D..</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Sinkholes</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapet</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 100%              | 4+                       | \$42,000              | 2025                      | \$840,600             |                    |                       |                 |
| <i>Erosion, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Erosion/ Scaling Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Light, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 180 Feet And 265 Feet From North</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Mortar Loss</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : CRIBBING BULKHEAD  
**Address** : EASTERN SHOREOF SHERMAN CREEK SO SIDE OF CON ED SITE SUB 1 OF A/T  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR065.000 / 13807 **Yr Built/Renovated** :  
**Linear Ft** : 315 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2150 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,500,200           |                       |
| <b>Total</b>      | <b>\$1,500,200</b>    |                       |
| Importance Code A | \$1,500,200           |                       |
| <b>Total</b>      | <b>\$1,500,200</b>    |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$27,800        |                |                |                |
| <b>Total</b>      | <b>\$27,800</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$27,800        |                |                |                |
| <b>Total</b>      | <b>\$27,800</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**CRIBBING BULKHEAD**  
**Asset # : 13807**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Timber Crib w/Stone                                  | 100%              | Now                      | \$1,500,200           | LIFE                      | **                    | 4                  | \$9,200               | 1               |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Members Throughout</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 15%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Collapsed Between Sta 0+00 And 0+47</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Horizontal Timbers And Timber Piles Throughout</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Tilting, Extent : Severe, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Full Length</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 1%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West End Of Asset</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Deterioration Of Concrete And Steel At Outfall</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 20%               | Now                      | \$16,700              | LIFE                      | **                    | 5                  | \$100                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 50%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout At Top Of Wall</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 10%               | Now                      | \$11,100              | 2039                      | **                    | 5                  | \$200                 |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stations 0+00 To 0+30 And 0+85 To 1+10 (From East)</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Heavy Vegetation</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : EAST RIVER ESPLANADE BULKHEAD  
**Address** : FROM NORTH SIDE PIER 11 TO SOUTH SIDE PIER 15  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.042 / 2581 **Yr Built/Renovated** :  
**Linear Ft** : 893 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 03-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 36 **Lot** : 25 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$167,000             |
| <b>Total</b>      |                       | <b>\$167,000</b>      |
| Importance Code B |                       | \$167,000             |
| <b>Total</b>      |                       | <b>\$167,000</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$19,100        |                | \$700          | \$3,300        |
| <b>Total</b>      | <b>\$19,100</b> |                | <b>\$700</b>   | <b>\$3,300</b> |
| Importance Code A | \$18,900        |                |                |                |
| Importance Code B |                 |                | \$700          | \$3,300        |
| Importance Code C | \$200           |                |                |                |
| <b>Total</b>      | <b>\$19,100</b> |                | <b>\$700</b>   | <b>\$3,300</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**EAST RIVER ESPLANADE BULKHEAD**  
**Asset # : 2581**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b>  |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|--|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |  |
| <b>Structural</b>            |                   |                          |                       |                           |                       |                    |                       |  |
| Coping/Curb                  |                   |                          |                       |                           |                       |                    |                       |  |
| Concrete                     | 20%               |                          |                       | LIFE                      | **                    | 5-10               | \$300                 |  |
| No Component                 | 80%               |                          |                       |                           |                       |                    |                       |  |
| Gravity Wall                 |                   |                          |                       |                           |                       |                    |                       |  |
| Stone                        | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$37,800              |  |
| Not Accessible               | 75%               |                          |                       |                           |                       |                    |                       |  |
| Sheet Piles                  |                   |                          |                       |                           |                       |                    |                       |  |
| Steel                        | 2%                |                          |                       | LIFE                      | **                    | 10                 |                       |  |
| No Component                 | 95%               |                          |                       |                           |                       |                    |                       |  |
| Not Accessible               | 3%                |                          |                       |                           |                       |                    |                       |  |
| <b>Backfill</b>              |                   |                          |                       |                           |                       |                    |                       |  |
| Fill                         |                   |                          |                       |                           |                       |                    |                       |  |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |  |
| Surface                      |                   |                          |                       |                           |                       |                    |                       |  |
| Asphalt                      | 5%                |                          |                       | 2036                      | **                    | 5                  | \$500                 |  |
| Asphalt Pavers               | 60%               |                          |                       | 2036                      | **                    | 5                  | \$6,100               |  |
|                              |                   |                          |                       |                           |                       |                    |                       | <i>Settlement, Extent : Light, Area Affected : 10%</i> |
|                              |                   |                          |                       |                           |                       |                    |                       | <i>Location : Isolated Locations Throughout</i>        |
| Topsoil                      | 35%               |                          |                       | 2025                      | \$16,500              | 5                  | \$1,500               |  |
| <b>Deck Elements</b>         |                   |                          |                       |                           |                       |                    |                       |  |
| Railing                      |                   |                          |                       |                           |                       |                    |                       |  |
| Steel                        | 20%               |                          |                       | 2026                      | \$167,000             |                    |                       |  |
| 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.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : EAST RIVER ESPLANADE BULKHEAD  
**Address** : BATTERY MARITIME BLDG NORTH TO SOUTH SIDE PIER 6 HELIPORT  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.040 / 2859 **Yr Built/Renovated** :  
**Linear Ft** : 465 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Dec-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 23 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$27,300        |                | \$2,700        |                |
| <b>Total</b>      | <b>\$27,300</b> |                | <b>\$2,700</b> |                |
| Importance Code A | \$27,300        |                |                |                |
| Importance Code B |                 |                | \$2,700        |                |
| <b>Total</b>      | <b>\$27,300</b> |                | <b>\$2,700</b> |                |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**EAST RIVER ESPLANADE BULKHEAD**  
**Asset # : 2859**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face            | 65%               |                          |                       | LIFE                      | **                    | 5                  | \$54,500              |                 |
| Concrete                     | 5%                |                          |                       | LIFE                      | **                    | 5-10               | \$200                 |                 |
| Not Accessible               | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 90%               |                          |                       | 2040                      | **                    | 5                  | \$4,800               |                 |
| Asphalt Pavers               | 10%               |                          |                       | 2040                      | **                    | 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.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD  
**Address** : FOOT OF HANNAH ST / ALONG MURRAY HULBERT AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGSP131.010 / 4261 **Yr Built/Renovated** :  
**Linear Ft** : 495 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 04-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 487 **Lot** : 110 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$345,700             |                       |
| <b>Total</b>      | <b>\$345,700</b>      |                       |
| Importance Code A | \$345,700             |                       |
| <b>Total</b>      | <b>\$345,700</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$17,500        | \$2,000        | \$100          |                |
| <b>Total</b>      | <b>\$17,500</b> | <b>\$2,000</b> | <b>\$100</b>   |                |
| Importance Code B | \$17,500        | \$2,000        | \$100          |                |
| <b>Total</b>      | <b>\$17,500</b> | <b>\$2,000</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**FORMER PIER 7 - MILLERS LAUNCH STEEL SHEET PILE BULKHEAD**  
**Asset # : 4261**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sheet Piles  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 60%               | 4+                       | \$345,700             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 70%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Mudline</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Foot Of Pier</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Component</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 25%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 70%               |                          |                       | 2029                      | **                    | 5                  | \$4,000               |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 10%               | 4+                       | \$17,500              | 2041                      | **                    | 5                  | \$300                 |                 |
| <i>Broken, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 250 Feet To 390 Feet From North (Collapsed Pier)</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel   | 20%               |                          |                       | 2035                      | **                    | 2-5                | \$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.



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **GIANDO RESTAURANT REVETMENT/BULKHEAD**  
 Address : **412 KENT AVE. BETWEEN BROADWAY AND S8TH ST**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBSR046.000 / 13506** Yr Built/Renovated :  
 Linear Ft : **245** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **15-Oct-2015** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2128** Lot : **15** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$377,600             |                       |
| <b>Total</b>      | <b>\$377,600</b>      |                       |
| Importance Code A | \$289,600             |                       |
| Importance Code C | \$88,000              |                       |
| <b>Total</b>      | <b>\$377,600</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$1,000        |                | \$100          | \$8,800        |
| <b>Total</b>      | <b>\$1,000</b> |                | <b>\$100</b>   | <b>\$8,800</b> |
| Importance Code A | \$300          |                |                |                |
| Importance Code B | \$300          |                | \$100          | \$8,800        |
| Importance Code C | \$400          |                |                |                |
| <b>Total</b>      | <b>\$1,000</b> |                | <b>\$100</b>   | <b>\$8,800</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GIANDO RESTAURANT REVETMENT/BULKHEAD**

**Asset # : 13506**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall                 |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 15%  | 4+                       | \$289,600             | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              | <i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Midway Point Of Bulkhead</i>   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 30%  |                          |                       | LIFE                      | **                    | 5-10               | \$600                 |                 |
|                              | <i>Displaced Elements, Extent : Light, Area Affected : 100%</i>                              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Southern Half</i>  |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 55%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |  |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 50%  | 2-4                      | \$88,000              | LIFE                      | **                    | 5                  | \$700                 |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Steep Slope, Exposed Fill, And Displaced Elements Throughout Northern Half</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Non-engineered Riprap</i>   |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 25%  |                          |                       | LIFE                      | **                    | 5                  | \$700                 |                 |
| No Component                 | 25%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 85%  |                          |                       | 2036                      | **                    | 5                  | \$2,400               |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 15%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated</i>   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 15%  |                          |                       | 2025                      | \$1,900               | 5                  | \$200                 |                 |
| <b>Fender</b>                |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Facing</b>                |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 10%  |                          |                       | 2030                      | **                    | 3                  | \$1,300               |                 |
| No Component                 | 90%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Plastic                      | 20%  |                          |                       | 2021                      | \$7,300               |                    |                       |                 |
|                              | <i>Worn, Extent : Moderate, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North End</i>  |                          |                       |                           |                       |                    |                       |                 |
| 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.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GLICK PARK RELIEVING PLATFORM  
**Address** : EAST RIVER, 36TH ST TO 38TH ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.065 / 4087 **Yr Built/Renovated** :  
**Linear Ft** : 508 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 968 **Lot** : 50 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$253,900             | \$468,200             |
| <b>Total</b>      | <b>\$253,900</b>      | <b>\$468,200</b>      |
| Importance Code A | \$177,400             | \$40,700              |
| Importance Code B |                       | \$427,500             |
| Importance Code C | \$76,600              |                       |
| <b>Total</b>      | <b>\$253,900</b>      | <b>\$468,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>   | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|------------------|----------------|----------------|----------------|
| Bulkheads         | \$114,800        |                | \$200          | \$800          |
| <b>Total</b>      | <b>\$114,800</b> |                | <b>\$200</b>   | <b>\$800</b>   |
| Importance Code A | \$70,800         |                |                |                |
| Importance Code B | \$40,900         |                | \$200          | \$800          |
| Importance Code C | \$3,000          |                |                |                |
| <b>Total</b>      | <b>\$114,800</b> |                | <b>\$200</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GLICK PARK RELIEVING PLATFORM**  
**Asset # : 4087**

| Bulkheads                                |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type                    | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural<br>Coping/Curb<br>Concrete    | 45%        |                   |   | LIFE               | **             | 5-10        | \$400          |          |
|  |            |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>                                 |                    |                |             |                |          |
|  |            |                   | <i>Location : Isolated Throughout</i>   |                    |                |             |                |          |
|  |            |                   | <i>Displaced Elements, Extent : Light, Area Affected : 10%</i>                      |                    |                |             |                |          |
|  |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
| Concrete                                 | 45%        | 2-4               | \$76,600  | LIFE               | **             | 5           | \$200          |          |
|  |            |                   | <i>Broken, Extent : Moderate, Area Affected : 50%</i>                               |                    |                |             |                |          |
|  |            |                   | <i>Location : Isolated Throughout</i>   |                    |                |             |                |          |
|  |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                          |                    |                |             |                |          |
|  |            |                   | <i>Location : Isolated Throughout</i>   |                    |                |             |                |          |
|  |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>                    |                    |                |             |                |          |
|  |            |                   | <i>Location : Missing Grout Beneath Coping From 270 Ft To 460 Ft From North End</i> |                    |                |             |                |          |
|  |            |                   | <i>Explanation : Undermining</i>  |                    |                |             |                |          |
| Timber                                   | 5%         |                   |   | LIFE               | **             | 5           |                |          |
| Timber                                   | 5%         | 2-4               | \$2,800   | LIFE               | **             | 5           |                |          |
|  |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                          |                    |                |             |                |          |
|  |            |                   | <i>Location : At South End</i>  |                    |                |             |                |          |
|  |            |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>                      |                    |                |             |                |          |
|  |            |                   | <i>Location : At South End</i>  |                    |                |             |                |          |
| Pile Supported Wall<br>Conc w/Stone Face | 25%        | Now               | \$177,400   | LIFE               | **             | 5           | \$10,200       |          |
|  |            |                   | <i>Other Observation, Extent : Severe, Area Affected : 50%</i>                      |                    |                |             |                |          |
|  |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|  |            |                   | <i>Explanation : Erosion Along Bottom Of Stone Face</i>                             |                    |                |             |                |          |
| Conc w/Stone Face                        | 75%        |                   |   | LIFE               | **             | 5           | \$61,100       |          |
|  |            |                   | <i>Other Observation, Extent : Light, Area Affected : 50%</i>                       |                    |                |             |                |          |
|  |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|  |            |                   | <i>Explanation : Minor Erosion</i>  |                    |                |             |                |          |
| Piles and Bracing<br>Timber              | 2%         | Now               | \$29,200  | 2042               | **             | 4           | \$1,500        |          |
|  |            |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>                    |                    |                |             |                |          |
|  |            |                   | <i>Location : At Tops Of Piles Along Bulkhead Face</i>                              |                    |                |             |                |          |
| Not Accessible                           | 98%        |                   |   |                    |                |             |                |          |
| Lowlevel Pile Caps<br>Timber             | 5%         | Now               | \$11,000  | LIFE               | **             |             |                |          |
|  |            |                   | <i>Missing Part, Extent : Severe, Area Affected : 60%</i>                           |                    |                |             |                |          |
|  |            |                   | <i>Location : Along Bulkhead Face Throughout</i>                                    |                    |                |             |                |          |
|  |            |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 30%</i>                      |                    |                |             |                |          |
|  |            |                   | <i>Location : Along Bulkhead Face Throughout</i>                                    |                    |                |             |                |          |
| Not Accessible                           | 95%        |                   |   |                    |                |             |                |          |
| Backfill<br>Fill                         |            |                   |   |                    |                |             |                |          |
| 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GLICK PARK RELIEVING PLATFORM**  
**Asset # : 4087**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Surface   |                   |                          |                       |                           |                       |                    |                       |                 |
| Brick Pavers  | 78%               |                          |                       | 2043                      | **                    | 5                  | \$4,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Settlement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Brick Pavers  | 2%                | Now                      | \$4,500               | 2052                      | **                    | 5                  | \$100                 |                 |
| <i>Missing Part, Extent : Moderate, Area Affected : 10%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Located 367 Ft From North End And Isolated Throughout</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Located 113 Ft And 297 Ft From North End</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Settlement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cobblestone   | 10%               |                          |                       | 2047                      | **                    | 5                  | \$800                 |                 |
| Concrete  | 10%               |                          |                       | 2036                      | **                    | 5                  | \$600                 |                 |
| <i>Cracking, Extent : Light, Area Affected : 50%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At South End</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Erosion, Extent : Light, Area Affected : 50%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At South End</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Buffer  |                   |                          |                       |                           |                       |                    |                       |                 |
| Rubber  | 10%               |                          |                       | 2036                      | **                    | 4-5                | \$1,300               |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 10%               |                          |                       | 2028                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : On Concrete Parapet Wall At South End</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cracking</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 54%               |                          |                       | 2025                      |                       |                    | \$256,500             |                 |
| Steel   | 36%               | 4+                       | \$34,200              | 2025                      |                       |                    | \$171,000             |                 |
| <i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Northern 183 Ft Of Asset</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Temporary Fence In Place At Openings In Railing</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Light Poles Removed</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : E 110TH ST TO E 109TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR086.000 / 13832 **Yr Built/Renovated** :  
**Linear Ft** : 260 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 04-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1703 **Lot** : 128 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$243,100             |
| <b>Total</b>      |                       | <b>\$243,100</b>      |
| Importance Code B |                       | \$243,100             |
| <b>Total</b>      |                       | <b>\$243,100</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$21,400        | \$1,500        |                |                |
| <b>Total</b>      | <b>\$21,400</b> | <b>\$1,500</b> |                |                |
| Importance Code A | \$21,400        |                |                |                |
| Importance Code B |                 | \$1,500        |                |                |
| <b>Total</b>      | <b>\$21,400</b> | <b>\$1,500</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13832**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 85%               |                          |                       | LIFE                      | **                    | 5                  | \$19,900              |                 |
| <i>Cracking, Extent : Light, Area Affected : 20%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face Above Mhw</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 5%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Adjacent To Culvert</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Block Seal, Extent : Moderate, Area Affected : 30%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Between Stone Facing In Tidal Zone</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 15%               | 2-4                      | \$21,400              | LIFE                      | **                    | 5                  | \$3,500               |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 30%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Top Outboard Face Of Concrete</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 30%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Top Edge Of Concrete, In Some Locations Undermining Railing</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers  | 98%               |                          |                       | 2034                      | **                    | 5                  | \$2,900               |                 |
| Topsoil   | 2%                |                          |                       | 2023                      | \$300                 | 5                  |                       |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 100%              |                          |                       | 2023                      | \$243,100             |                    |                       |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 5%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : E 109TH ST TO E 108TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR087.000 / 13833 **Yr Built/Renovated** :  
**Linear Ft** : 270 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 04-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1702 **Lot** : 22 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$37,000              | \$252,400             |
| <b>Total</b>      | <b>\$37,000</b>       | <b>\$252,400</b>      |
| Importance Code A | \$37,000              |                       |
| Importance Code B |                       | \$252,400             |
| <b>Total</b>      | <b>\$37,000</b>       | <b>\$252,400</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$1,100        | \$1,400        |                |                |
| <b>Total</b>      | <b>\$1,100</b> | <b>\$1,400</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$1,100        | \$1,400        |                |                |
| <b>Total</b>      | <b>\$1,100</b> | <b>\$1,400</b> |                |                |



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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13833**

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Structural</b>   |            |                   |                |                    |                |             |                |          |
| Gravity Wall  |            |                   |                |                    |                |             |                |          |
| Conc w/Stone Face   | 75%        |                   |                | LIFE               | **             | 5           | \$18,200       |          |
| <i>Cracking, Extent : Moderate, Area Affected : 30%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout - At Top Of Wall</i>   |            |                   |                |                    |                |             |                |          |
| <i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout - Within Tidal Zone</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout - At Top Of Wall</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Efflorescence</i>  |            |                   |                |                    |                |             |                |          |
| Conc w/Stone Face   | 25%        | 2-4               | \$37,000       | LIFE               | **             | 5           | \$6,100        |          |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i> |            |                   |                |                    |                |             |                |          |
| <b>Backfill</b>   |            |                   |                |                    |                |             |                |          |
| Fill  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 100%       |                   |                |                    |                |             |                |          |
| <b>Surface</b>  |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers  | 94%        |                   |                | 2034               | **             | 5           | \$2,900        |          |
| Asphalt Pavers  | 4%         | 4+                | \$1,100        | 2038               | **             | 5           | \$100          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Near North End Of Asset Adjacent To Planter</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Uplift Of Pavers</i>   |            |                   |                |                    |                |             |                |          |
| Topsoil   | 2%         |                   |                | 2023               |                | 5           | \$300          |          |
| <b>Deck Elements</b>  |            |                   |                |                    |                |             |                |          |
| Railing   |            |                   |                |                    |                |             |                |          |
| Steel   | 100%       |                   |                | 2023               |                |             | \$252,400      |          |
| <i>Missing Coating, Extent : Light, Area Affected : 5%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : E 104TH ST TO E 102ND ST SUB 2 OF BL, SUB 1 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR090.000 / 13838 **Yr Built/Renovated** :  
**Linear Ft** : 561 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 06-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1696 **Lot** : 51 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$123,100             | \$575,100             |
| <b>Total</b>      | <b>\$123,100</b>      | <b>\$575,100</b>      |
| Importance Code A | \$123,100             | \$50,600              |
| Importance Code B |                       | \$524,500             |
| <b>Total</b>      | <b>\$123,100</b>      | <b>\$575,100</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$5,600        | \$2,900        |                |                |
| <b>Total</b>      | <b>\$5,600</b> | <b>\$2,900</b> |                |                |
| Importance Code B | \$5,600        | \$2,900        |                |                |
| <b>Total</b>      | <b>\$5,600</b> | <b>\$2,900</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13838**

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Structural</b>   |            |                   |                |                    |                |             |                |          |
| Gravity Wall  |            |                   |                |                    |                |             |                |          |
| Conc w/Stone Face   | 80%        |                   |                | LIFE               | **             | 5           | \$40,400       |          |
| <i>Cracking, Extent : Light, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Map Crack With Efflorescence In Upper Outboard Concrete Face</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Missing Block Seal, Extent : Light, Area Affected : 30%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Typical Outboard Face In Tidal Zone</i>   |            |                   |                |                    |                |             |                |          |
| Conc w/Stone Face   | 20%        | 2-4               | \$123,100      | LIFE               | **             | 5           | \$10,100       |          |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i> |            |                   |                |                    |                |             |                |          |
| <b>Backfill</b>   |            |                   |                |                    |                |             |                |          |
| Fill  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 100%       |                   |                |                    |                |             |                |          |
| <b>Surface</b>  |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers  | 90%        |                   |                | 2034               | **             | 5           | \$5,800        |          |
| Asphalt Pavers  | 5%         | 4+                | \$5,600        | 2034               | **             | 5           | \$200          |          |
| <i>Settlement, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 2 Feet Wide Offset 2 Feet From Outboard Edge Wall</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Missing</i>  |            |                   |                |                    |                |             |                |          |
| Topsoil   | 5%         |                   |                | 2024               | \$1,500        | 5           | \$100          |          |
| <b>Deck Elements</b>  |            |                   |                |                    |                |             |                |          |
| Railing   |            |                   |                |                    |                |             |                |          |
| Steel   | 100%       |                   |                | 2024               | \$524,500      |             |                |          |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : E 102ND ST TO E 101ST ST HARLEM RIVER,SUB 2 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR091.000 / 13839 **Yr Built/Renovated** :  
**Linear Ft** : 246 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 06-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1695 **Lot** : 51 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$81,000              | \$230,000             |
| <b>Total</b>      | <b>\$81,000</b>       | <b>\$230,000</b>      |
| Importance Code A | \$81,000              |                       |
| Importance Code B |                       | \$230,000             |
| <b>Total</b>      | <b>\$81,000</b>       | <b>\$230,000</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$4,900        | \$1,400        |                |                |
| <b>Total</b>      | <b>\$4,900</b> | <b>\$1,400</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$4,900        | \$1,400        |                |                |
| <b>Total</b>      | <b>\$4,900</b> | <b>\$1,400</b> |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13839**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 15%               | 2-4                      | \$81,000              | LIFE                      | **                    | 5                  | \$3,300               |                 |
| <i>Missing Part, Extent : Moderate, Area Affected : 5%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Missing Stones Around Outfall At 102nd Street</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Concrete Above Stone Face And At Top Surface Of Wall Below Railing</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 85%               |                          |                       | LIFE                      | **                    | 5                  | \$18,800              |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout In Concrete Above Stone Face With Efflorescence</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Block Seal, Extent : Light, Area Affected : 50%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Stone Face</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers  | 95%               |                          |                       | 2034                      | **                    | 5                  | \$2,700               |                 |
| Asphalt Pavers  | 2%                | 4+                       | \$4,900               | 2040                      | **                    | 5                  |                       |                 |
| <i>Settlement, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Former Planter And Throughout 2Ft Offset From Wall</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 3%                |                          |                       | 2024                      |                       | 5                  | \$400                 |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 100%              |                          |                       | 2023                      |                       |                    | \$230,000             |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : E 101ST SOUTH FOR 50 FT SUB 3 OF ASSET TYPE, SUB 1 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR092.000 / 13840 **Yr Built/Renovated** :  
**Linear Ft** : 50 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 06-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1694 **Lot** : 51 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$46,700              |
| <b>Total</b>      |                       | <b>\$46,700</b>       |
| Importance Code B |                       | \$46,700              |
| <b>Total</b>      |                       | <b>\$46,700</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$16,200        | \$300          |                |                |
| <b>Total</b>      | <b>\$16,200</b> | <b>\$300</b>   |                |                |
| Importance Code A | \$13,700        |                |                |                |
| Importance Code B | \$2,500         | \$300          |                |                |
| <b>Total</b>      | <b>\$16,200</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13840**

| Bulkheads   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Structural</b>   |                |                      |                |                    |                |                |                |          |
| <b>Gravity Wall</b>   |                |                      |                |                    |                |                |                |          |
| Conc w/Stone Face   | 95%            |                      |                | LIFE               | **             | 5              | \$4,300        |          |
| <i>Cracking, Extent : Light, Area Affected : 50%</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout Concrete Above Stone Facing With Efflorescence</i> |                |                      |                |                    |                |                |                |          |
| Conc w/Stone Face   | 5%             | 2-4                  | \$13,700       | LIFE               | **             | 5              | \$200          |          |
| <i>Cracking, Extent : Severe, Area Affected : 100%</i>                      |                |                      |                |                    |                |                |                |          |
| <i>Location : At South End Of Asset</i>                                     |                |                      |                |                    |                |                |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Isolated At Top Of Concrete Beneath Railing</i>               |                |                      |                |                    |                |                |                |          |
| <b>Backfill</b>   |                |                      |                |                    |                |                |                |          |
| <b>Fill</b>   |                |                      |                |                    |                |                |                |          |
| Not Accessible  | 100%           |                      |                |                    |                |                |                |          |
| <b>Surface</b>  |                |                      |                |                    |                |                |                |          |
| Asphalt Pavers  | 95%            |                      |                | 2034               | **             | 5              | \$500          |          |
| Asphalt Pavers  | 5%             | 4+                   | \$2,500        | 2040               | **             | 5              |                |          |
| <i>Settlement, Extent : Moderate, Area Affected : 100%</i>                  |                |                      |                |                    |                |                |                |          |
| <i>Location : At Former Planter And At South End Of Asset</i>               |                |                      |                |                    |                |                |                |          |
| <b>Deck Elements</b>  |                |                      |                |                    |                |                |                |          |
| <b>Railing</b>  |                |                      |                |                    |                |                |                |          |
| Steel   | 100%           |                      |                | 2023               |                |                | \$46,700       |          |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : NO SIDE OF E 100TH ST TO E 99TH HARLEM RIVER,SUB 1 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR094.000 / 13842 **Yr Built/Renovated** :  
**Linear Ft** : 305 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 04-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1693 **Lot** : 30 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$100,400             | \$285,200             |
| <b>Total</b>      | <b>\$100,400</b>      | <b>\$285,200</b>      |
| Importance Code A | \$100,400             |                       |
| Importance Code B |                       | \$285,200             |
| <b>Total</b>      | <b>\$100,400</b>      | <b>\$285,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$4,600        | \$1,700        |                |                |
| <b>Total</b>      | <b>\$4,600</b> | <b>\$1,700</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$4,600        | \$1,700        |                |                |
| <b>Total</b>      | <b>\$4,600</b> | <b>\$1,700</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13842**

| Bulkheads  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type  | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural   |                |                      |                |                    |                |                |                |          |
| Gravity Wall   |                |                      |                |                    |                |                |                |          |
| Conc w/Stone Face  | 90%            |                      |                | LIFE               | **             | 5              | \$24,700       |          |
| <i>Cracking, Extent : Moderate, Area Affected : 25%</i>                          |                |                      |                |                    |                |                |                |          |
| <i>Location : Map Cracking With Efflorescence In Outboard Concrete Face</i>      |                |                      |                |                    |                |                |                |          |
| <i>Missing Block Seal, Extent : Light, Area Affected : 30%</i>                   |                |                      |                |                    |                |                |                |          |
| <i>Location : Tidal Zone</i>   |                |                      |                |                    |                |                |                |          |
| Conc w/Stone Face  | 10%            | 4+                   | \$100,400      | LIFE               | **             | 5              | \$2,700        |          |
| <i>Spalling, Extent : Light, Area Affected : 25%</i>                             |                |                      |                |                    |                |                |                |          |
| <i>Location : Isolated Areas In Concrete Face And Along Top Of Concrete Wall</i> |                |                      |                |                    |                |                |                |          |
| Backfill   |                |                      |                |                    |                |                |                |          |
| Fill   |                |                      |                |                    |                |                |                |          |
| Not Accessible   | 100%           |                      |                |                    |                |                |                |          |
| Surface  |                |                      |                |                    |                |                |                |          |
| Asphalt Pavers   | 5%             | 4+                   | \$4,600        | 2034               | **             | 5              | \$100          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : North End Of Asset</i>   |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Upheaval</i>  |                |                      |                |                    |                |                |                |          |
| Asphalt Pavers   | 95%            |                      |                | 2034               | **             | 5              | \$3,300        |          |
| Deck Elements  |                |                      |                |                    |                |                |                |          |
| Railing  |                |                      |                |                    |                |                |                |          |
| Steel  | 100%           |                      |                | 2023               |                |                | \$285,200      |          |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout At Baseplates</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : SO SIDE E 99TH ST SO 52 FT SUB 2 OF ASSET TYPE, SUB 1 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR095.000 / 13843 **Yr Built/Renovated** :  
**Linear Ft** : 52 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 04-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1693 **Lot** : 30 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$48,600              |
| <b>Total</b>      |                       | <b>\$48,600</b>       |
| Importance Code B |                       | \$48,600              |
| <b>Total</b>      |                       | <b>\$48,600</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$17,100        | \$300          |                |                |
| <b>Total</b>      | <b>\$17,100</b> | <b>\$300</b>   |                |                |
| Importance Code A | \$17,100        |                |                |                |
| Importance Code B |                 | \$300          |                |                |
| <b>Total</b>      | <b>\$17,100</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13843**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$4,200               |                 |
| <i>Cracking, Extent : Light, Area Affected : 20%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Concrete Outboard Face With Efflorescence</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Between Stones In Tidal Zone</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 10%               | 4+                       | \$17,100              | LIFE                      | **                    | 5                  | \$500                 |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Top Of Concrete Face</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers  | 100%              |                          |                       | 2034                      | **                    | 5                  | \$600                 |                 |
| <i>Settlement, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offset 3ft From Outboard Bulkhead Face</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 100%              |                          |                       | 2023                      | \$48,600              |                    |                       |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : MIDWAY BET. E 97TH & E 96TH ST TO NO SIDE E 96 TH SUB 2 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR098.000 / 13846 **Yr Built/Renovated** :  
**Linear Ft** : 180 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1690 **Lot** : 10 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$227,600             |                       |
| <b>Total</b>      | <b>\$227,600</b>      |                       |
| Importance Code A | \$59,300              |                       |
| Importance Code B | \$168,300             |                       |
| <b>Total</b>      | <b>\$227,600</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                | \$1,000        |                |                |
| <b>Total</b>      |                | <b>\$1,000</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B |                | \$1,000        |                |                |
| <b>Total</b>      |                | <b>\$1,000</b> |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13846**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face  | 30%               | 4+                       | \$59,300              | LIFE                      | **                    | 5                  | \$4,900               |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 33%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2 Locations Totaling 30 Feet Along Top Of Wall</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face  | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$11,400              |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 25%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Concrete Face With Efflorescence</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers   | 100%              |                          |                       | 2034                      | **                    | 5                  | \$2,100               |                 |
| <i>Settlement, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offset 3ft From Outboard Face</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 100%              |                          |                       | 2020                      | \$168,300             |                    |                       |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL / BULKHEAD  
**Address** : E 94TH ST MIDWAY TO E 93RD ST HARLEM RIVER, SUB 2 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR100.000 / 13848 **Yr Built/Renovated** :  
**Linear Ft** : 200 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 06-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1573 **Lot** : 52 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$164,600             | \$187,000             |
| <b>Total</b>      | <b>\$164,600</b>      | <b>\$187,000</b>      |
| Importance Code A | \$164,600             |                       |
| Importance Code B |                       | \$187,000             |
| <b>Total</b>      | <b>\$164,600</b>      | <b>\$187,000</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$3,700        | \$1,100        |                |                |
| <b>Total</b>      | <b>\$3,700</b> | <b>\$1,100</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$3,700        | \$1,100        |                |                |
| <b>Total</b>      | <b>\$3,700</b> | <b>\$1,100</b> |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL / BULKHEAD**  
**Asset # : 13848**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 75%               |                          |                       | LIFE                      | **                    | 5                  | \$13,500              |                 |
| <i>Cracking, Extent : Light, Area Affected : 15%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face With Efflorescence</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Between Stone Facing In Tidal Zone</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 25%               | 0-2                      | \$164,600             | LIFE                      | **                    | 5                  | \$4,500               |                 |
| <i>Displaced Elements, Extent : Severe, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stones Around Dep Outfall</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Top Of Wall In Concrete Surface</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers  | 100%              |                          |                       | 2034                      | **                    | 5                  | \$2,300               |                 |
| <i>Settlement, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offset 3ft From Outboard Face</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 100%              | 4+                       | \$3,700               | 2023                      | \$187,000             |                    |                       |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL BULKHEAD  
**Address** : HIGHBRIDGE PK @ DYKMAN & HARLEM RIVER DR SUB 1 OF A/T  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR066.000 / 13810 **Yr Built/Renovated** :  
**Linear Ft** : 140 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 29-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2150 **Lot** : 997 **BIN** :

**CAPITAL**

**Total**  
 Importance Code  
**Total**

| EXPENSE           | FY 2018      | FY 2019 | FY 2020 | FY 2021 |
|-------------------|--------------|---------|---------|---------|
| Bulkheads         | \$100        |         |         |         |
| <b>Total</b>      | <b>\$100</b> |         |         |         |
| Importance Code A |              |         |         |         |
| Importance Code B | \$100        |         |         |         |
| <b>Total</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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL BULKHEAD**  
**Asset # : 13810**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| Gravity Wall                 |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 100%              |                          |  | LIFE                      | **                    | 5                  | \$600                 |                 |
| <b>Backfill</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| Asphalt                      | 60%               |                          |  | 2037                      | **                    | 5                  | \$1,000               |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 2%</i>                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>   |                           |                       |                    |                       |                 |
| Topsoil                      | 40%               |                          |  | 2023                      | \$2,900               | 5                  | \$300                 |                 |
|                              |                   |                          | <i>Settlement, Extent : Moderate, Area Affected : 20%</i>            |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Station 1+14 To 1+19 (From North) Adjacent To Wall</i> |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Parapet</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 85%               |                          |  | 2028                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 5%</i>                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At Vertical Construction Joints</i>                    |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Light, Area Affected : 5%</i>                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated</i>   |                           |                       |                    |                       |                 |
| No Component                 | 15%               |                          |  |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL BULKHEAD  
**Address** : HIGHBRIDGE PK W 184 TO W 185 STS HARLEM RIVER, SUB 3 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR069.000 / 13813 **Yr Built/Renovated** :  
**Linear Ft** : 210 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2149 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$102,900             | \$150,900             |
| <b>Total</b>      | <b>\$102,900</b>      | <b>\$150,900</b>      |
| Importance Code A | \$102,900             |                       |
| Importance Code B |                       | \$150,900             |
| <b>Total</b>      | <b>\$102,900</b>      | <b>\$150,900</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$5,000        |                |                |                |
| <b>Total</b>      | <b>\$5,000</b> |                |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$5,000        |                |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</b>      | <b>\$5,000</b> |                |                |                |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL BULKHEAD**  
**Asset # : 13813**

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural<br>Coping/Curb<br>Stone                                 | 100%       |                   |                | LIFE               | **             | 5           | \$400          |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i> |            |                   |                |                    |                |             |                |          |
| Gravity Wall<br>Stone  | 100%       | 4+                | \$102,900      | LIFE               | **             | 5           | \$17,800       |          |
| <i>Missing Part, Extent : Severe, Area Affected : 4%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Station 0+08, 1+10, And 1+80 (From South)</i>        |            |                   |                |                    |                |             |                |          |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : In Tidal Zone Station 0+00 To 1+25</i>               |            |                   |                |                    |                |             |                |          |
| Backfill<br>Fill<br>Topsoil  | 2%         | Now               | \$900          | 2064               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Stations 0+89, 0+98, And 1+54 (From South)</i>       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Small Sinkholes</i>                               |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 98%        |                   |                |                    |                |             |                |          |
| Surface<br>Asphalt   | 5%         | Now               | \$900          | 2039               | **             | 5           | \$100          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Stations 0+89, 0+98, And 1+54 (From South)</i>       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Sinkholes</i>                                     |            |                   |                |                    |                |             |                |          |
| Asphalt  | 25%        | 4+                | \$2,300        | 2033               | **             | 5           | \$300          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Stations 1+60 To 2+10 (From South)</i>               |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Root Damage And Cracking</i>                      |            |                   |                |                    |                |             |                |          |
| Asphalt  | 70%        |                   |                | 2033               | **             | 5           | \$1,700        |          |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| Deck Elements<br>Parapet<br>Concrete                               | 100%       |                   |                | 2025               |                |             | \$150,900      |          |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Erosion, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Erosion/ Scaling Throughout</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Atop Coping Throughout</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Deteriorated Mortar Bedding</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL BULKHEAD  
**Address** : E 119TH TO E 120TH ST SUB 2 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR078.000 / 13824 **Yr Built/Renovated** :  
**Linear Ft** : 285 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Jan-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1816 **Lot** : 23 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$39,100              | \$266,500             |
| <b>Total</b>      | <b>\$39,100</b>       | <b>\$266,500</b>      |
| Importance Code A | \$39,100              |                       |
| Importance Code B |                       | \$266,500             |
| <b>Total</b>      | <b>\$39,100</b>       | <b>\$266,500</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$5,300        | \$1,600        |                |                |
| <b>Total</b>      | <b>\$5,300</b> | <b>\$1,600</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$5,300        | \$1,600        |                |                |
| <b>Total</b>      | <b>\$5,300</b> | <b>\$1,600</b> |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL BULKHEAD**  
**Asset # : 13824**

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Structural</b>   |            |                   |                |                    |                |             |                |          |
| <b>Gravity Wall</b>   |            |                   |                |                    |                |             |                |          |
| Conc w/Stone Face   | 25%        | 2-4               | \$39,100       | LIFE               | **             | 5           | \$6,400        |          |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Outboard Face Above Mhw</i>   |            |                   |                |                    |                |             |                |          |
| <i>Erosion, Extent : Moderate, Area Affected : 1%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Outfall At 230 Feet From South</i>  |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Severe, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Outboard Face Above Mhw</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Surface Scaling / Spalling</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Outboard Face Above Mhw</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Surface Scaling / Spalling</i>   |            |                   |                |                    |                |             |                |          |
| Conc w/Stone Face   | 50%        |                   |                | LIFE               | **             | 5           | \$12,800       |          |
| <i>Missing Block Seal, Extent : Light, Area Affected : 5%</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Areas In Tidal Zone</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 25%        |                   |                |                    |                |             |                |          |
| <b>Backfill</b>   |            |                   |                |                    |                |             |                |          |
| <b>Fill</b>   |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 100%       |                   |                |                    |                |             |                |          |
| <b>Surface</b>  |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers  | 100%       |                   |                | 2034               | **             | 5           | \$3,300        |          |
| <i>Settlement, Extent : Light, Area Affected : 2%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Two 5 Feet By 5 Feet Areas Of Settlement At 134 And 180 Feet From North End</i> |            |                   |                |                    |                |             |                |          |
| <b>Deck Elements</b>  |            |                   |                |                    |                |             |                |          |
| <b>Railing</b>  |            |                   |                |                    |                |             |                |          |
| Steel   | 100%       | 4+                | \$5,300        | 2023               | \$266,500      |             |                |          |
| <i>Corrosion, Extent : Light, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Primarily At Baseplates</i>   |            |                   |                |                    |                |             |                |          |
| <i>Missing Coating, Extent : Light, Area Affected : 2%</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Primarily At Baseplates</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL BULKHEAD  
**Address** : FROM E 116TH ST SO FOR 118 FT HARLEM RIVER, SUB 10F BLK & LOT  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR082.000 / 13828 **Yr Built/Renovated** :  
**Linear Ft** : 110 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 29-Jan-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1713 **Lot** : 38 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$102,800             |
| <b>Total</b>      |                       | <b>\$102,800</b>      |
| Importance Code B |                       | \$102,800             |
| <b>Total</b>      |                       | <b>\$102,800</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$16,200        | \$600          |                |                |
| <b>Total</b>      | <b>\$16,200</b> | <b>\$600</b>   |                |                |
| Importance Code A | \$13,000        |                |                |                |
| Importance Code B | \$3,200         | \$600          |                |                |
| <b>Total</b>      | <b>\$16,200</b> | <b>\$600</b>   |                |                |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL BULKHEAD**  
**Asset # : 13828**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |   |                           |                       |                    |                       |                 |
| Gravity Wall<br>Concrete     | 30%               | 2-4                      | \$13,000  | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              |                   |                          | <i>Cracking, Extent : Moderate, Area Affected : 100%</i>          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout Concrete</i>                             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 50%</i>           |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout Concrete</i>                             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Severe, Area Affected : 50%</i>    |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout Concrete</i>                             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Efflorescence</i>                                |                           |                       |                    |                       |                 |
| Stone                        | 60%               |                          |   | LIFE                      | **                    | 5                  | \$5,600               |                 |
|                              |                   |                          | <i>Missing Block Seal, Extent : Moderate, Area Affected : 75%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : In Tidal Zone</i>                                   |                           |                       |                    |                       |                 |
| Not Accessible               | 10%               |                          |   |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |                          |   |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |                          |   |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 90%               |                          |   | 2034                      | **                    | 5                  | \$1,100               |                 |
|                              |                   |                          | <i>Settlement, Extent : Light, Area Affected : 5%</i>             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Throughout</i>                             |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 5%                | 4+                       | \$1,100   | 2034                      | **                    | 5                  |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : 25 Feet From South End</i>                          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Missing And Loose Pavers</i>                     |                           |                       |                    |                       |                 |
| Topsoil                      | 5%                |                          |   | 2023                      |                       | 5                  | \$300                 |                 |
| <b>Deck Elements</b>         |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |                          |   |                           |                       |                    |                       |                 |
| Steel                        | 100%              | 4+                       | \$2,100   | 2023                      |                       |                    | \$102,800             |                 |
|                              |                   |                          | <i>Corrosion, Extent : Light, Area Affected : 5%</i>              |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Primarily At Baseplates</i>                         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Primarily At Baseplates</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL BULKHEAD - SUB 1 OF ASSET TYPE  
**Address** : PED OVERPASS SO. OF TRIBORO BRDG NORTH SIDE OF 122ND ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR077.000 / 13823 **Yr Built/Renovated** :  
**Linear Ft** : 810 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 06-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1808 **Lot** : 28 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$622,300             | \$808,400             |
| <b>Total</b>      | <b>\$622,300</b>      | <b>\$808,400</b>      |
| Importance Code A | \$622,300             | \$51,100              |
| Importance Code B |                       | \$757,300             |
| <b>Total</b>      | <b>\$622,300</b>      | <b>\$808,400</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$34,400        |                |                |                |
| <b>Total</b>      | <b>\$34,400</b> |                |                |                |
| Importance Code B | \$34,400        |                |                |                |
| <b>Total</b>      | <b>\$34,400</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL BULKHEAD - SUB 1 OF ASSET TYPE**

**Asset # : 13823**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face  | 50%               | 4+                       | \$444,500             | LIFE                      | **                    | 5                  | \$36,500              |                 |
| <i>Cracking, Extent : Light, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face Above Mhw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Between Stone Facing In Tidal Zone</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Severe, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Concrete Above Mhw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face  | 20%               | Now                      | \$177,800             | LIFE                      | **                    | 5                  | \$14,600              |                 |
| <i>Spalling, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Widespread Spalling Along Top 2 Feet Of Wall</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers   | 80%               |                          |                       | 2037                      | **                    | 5                  | \$7,400               |                 |
| Asphalt Pavers   | 5%                | Now                      | \$12,200              | 2039                      | **                    | 5                  | \$200                 |                 |
| <i>Settlement, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offshore 2 Feet For 122 Feet Length Starting 100 Feet South Of Northern Limit Of Asset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 15%               |                          |                       | 2023                      |                       | 5                  | \$600                 |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 95%               | 4+                       | \$14,400              | 2023                      |                       |                    | \$719,500             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Coating Loss</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 5%                | Now                      | \$7,600               | 2022                      |                       |                    | \$37,900              |                 |
| <i>Loose Connections, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exposed Railing Posts And Loose Railing Starting 134 Feet South Of Northern Limit Of Asset And Extending For 33 Feet In Length</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION  
**Address** : W 166 TO W 170 ST SO END OVERLAP 115 FT OF RIPRAP SUB 5 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR075.000 / 13819 **Yr Built/Renovated** :  
**Linear Ft** : 1,620 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 04-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2106 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$71,100              | \$134,100             |
| <b>Total</b>      | <b>\$71,100</b>       | <b>\$134,100</b>      |
| Importance Code A | \$71,100              | \$58,400              |
| Importance Code B |                       | \$75,700              |
| <b>Total</b>      | <b>\$71,100</b>       | <b>\$134,100</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$95,200        |                |                |                |
| <b>Total</b>      | <b>\$95,200</b> |                |                |                |
| Importance Code A | \$28,600        |                |                |                |
| Importance Code B | \$50,700        |                |                |                |
| Importance Code C | \$15,900        |                |                |                |
| <b>Total</b>      | <b>\$95,200</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION**  
**Asset # : 13819**

| <b>Bulkheads</b>                      |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>          | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural<br>Coping/Curb<br>Concrete | 55%   |                          |                       | LIFE                      | **                    | 5                  | \$800                 |                 |
|                                       | <i>Other Observation, Extent : Light, Area Affected : 25%</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Explanation : Partial Loose Or Missing Mortar Bedding</i>                                |                          |                       |                           |                       |                    |                       |                 |
| Stone                                 | 5%  | 2-4                      | \$15,900              | LIFE                      | **                    | 5                  | \$100                 |                 |
|                                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : 1565 Feet From North</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Explanation : Displaced Elements Due To Upheaval Resulting From Tree Roots</i>           |                          |                       |                           |                       |                    |                       |                 |
| Stone                                 | 40%   |                          |                       | LIFE                      | **                    | 5                  | \$1,100               |                 |
|                                       | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Explanation : Loose Partial Missing Mortar Bedding</i>                                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Conc w/Stone Face     | 38%   |                          |                       | LIFE                      | **                    | 5                  | \$55,500              |                 |
|                                       | <i>Erosion, Extent : Light, Area Affected : 2%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Isolated Joints In Tidal Zone</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Missing Block Seal, Extent : Moderate, Area Affected : 10%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Throughout In Tidal Zone</i>  |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face                     | 2%  | 4+                       | \$71,100              | LIFE                      | **                    | 5                  | \$2,900               |                 |
|                                       | <i>Cracking, Extent : Moderate, Area Affected : 30%</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : 425 Feet And 1210 Feet From South At Drainage Outfall</i>                     |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : 425 Feet And 820 Feet From South</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Spalling, Extent : Moderate, Area Affected : 30%</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : 1210 Feet From South At Drainage Outfall; At Isolated Construction Joints</i> |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Other Observation, Extent : Light, Area Affected : 1%</i>                                |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Missing Block 1210 Feet From South</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Explanation : Missing Block</i>  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                              | 29%   |                          |                       | LIFE                      | **                    | 5                  | \$1,900               |                 |
|                                       | <i>Cracking, Extent : Light, Area Affected : 5%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Isolated Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Erosion, Extent : Light, Area Affected : 25%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Isolated At Joints Throughout Length And In Tidal Zone</i>                    |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Spalling, Extent : Light, Area Affected : 2%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Isolated At Joints Along Length</i>   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                              | 1%  | 4+                       | \$12,800              | LIFE                      | **                    | 5                  | \$100                 |                 |
|                                       | <i>Spalling, Extent : Moderate, Area Affected : 100%</i>                                    |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Isolated At Joints Along Length</i>   |                          |                       |                           |                       |                    |                       |                 |
| Stone                                 | 4%  |                          |                       | LIFE                      | **                    | 5                  | \$5,500               |                 |
|                                       | <i>Missing Block Seal, Extent : Moderate, Area Affected : 33%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Throughout Within Tidal Zone</i>  |                          |                       |                           |                       |                    |                       |                 |
| Stone                                 | 1%  | 4+                       | \$15,900              | LIFE                      | **                    | 5                  | \$1,400               |                 |
|                                       | <i>Missing Part, Extent : Severe, Area Affected : 10%</i>                                   |                          |                       |                           |                       |                    |                       |                 |
|                                       | <i>Location : Two Missing Blocks Between 100 Feet And 145 Feet From South</i>               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                        | 25%   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL W/TIMBER CRIBBING FOUNDATION**  
**Asset # : 13819**

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Backfill  |            |                   |                |                    |                |             |                |          |
| Fill  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 100%       |                   |                |                    |                |             |                |          |
| Surface   |            |                   |                |                    |                |             |                |          |
| Asphalt   | 45%        | 4+                | \$12,900       | 2033               | * *            | 5           | \$4,200        |          |
| <i>Cracking, Extent : Light, Area Affected : 2%</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout 310 Feet To 1565 Feet From North</i>              |            |                   |                |                    |                |             |                |          |
| <i>Settlement, Extent : Moderate, Area Affected : 5%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Root Upheaval At 490 Feet From North</i>                              |            |                   |                |                    |                |             |                |          |
| Asphalt   | 20%        | 4+                | \$8,600        | 2039               | * *            | 5           | \$1,800        |          |
| <i>Settlement, Extent : Moderate, Area Affected : 30%</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Upheaval Resulting From Tree Roots</i>                             |            |                   |                |                    |                |             |                |          |
| Concrete  | 20%        |                   |                | 2033               | * *            | 5           | \$3,700        |          |
| <i>Cracking, Extent : Light, Area Affected : 2%</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout; And Northern 300 Feet</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 2%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout; Sta 0+00 To 3+10 (From North)</i>                |            |                   |                |                    |                |             |                |          |
| Topsoil   | 10%        |                   |                | 2023               | \$8,500        | 5           | \$800          |          |
| <i>Settlement, Extent : Light, Area Affected : 10%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Between 1560 Feet To 1620 Feet From North</i>                         |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 5%         |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Between 1020 Feet And 1560 Feet From North</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Debris Covering Surface</i>  |            |                   |                |                    |                |             |                |          |
| Deck Elements   |            |                   |                |                    |                |             |                |          |
| Railing   |            |                   |                |                    |                |             |                |          |
| Steel   | 5%         | 0-2               | \$3,800        | 2022               | \$75,700       |             |                |          |
| <i>Loose Connections, Extent : Severe, Area Affected : 100%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : At Base Of Railing</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Between 1560 Feet To 1620 Feet From North</i>              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Minor Corrosion Typical; Moderate Corrosion At Base Of Railing</i> |            |                   |                |                    |                |             |                |          |
| No Component  | 95%        |                   |                |                    |                |             |                |          |
| Parapet   |            |                   |                |                    |                |             |                |          |
| Concrete  | 90%        |                   |                | 2028               | * *            |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Loose Or Missing Mortar With Cracking</i>                          |            |                   |                |                    |                |             |                |          |
| Concrete  | 5%         | 2-4               | \$23,300       | 2029               | * *            |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : 1565 Feet From North</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Displaced Elements Resulting From Tree Upheaval</i>                |            |                   |                |                    |                |             |                |          |
| No Component  | 5%         |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY RETAINING WALL W/TIMBER PILES & CRIBBING FOUNDATION  
**Address** : NO SIDE OF HIGH BRIDGE TO W 170 SUB 4 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR074.000 / 13818 **Yr Built/Renovated** :  
**Linear Ft** : 990 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 04-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2106 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$242,600             | \$54,500              |
| <b>Total</b>      | <b>\$242,600</b>      | <b>\$54,500</b>       |
| Importance Code A | \$173,200             | \$54,500              |
| Importance Code B | \$69,300              |                       |
| <b>Total</b>      | <b>\$242,600</b>      | <b>\$54,500</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$14,100        | \$5,100        |                |                |
| <b>Total</b>      | <b>\$14,100</b> | <b>\$5,100</b> |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$4,400         | \$5,100        |                |                |
| Importance Code C | \$9,700         |                |                |                |
| <b>Total</b>      | <b>\$14,100</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL W/TIMBER PILES & CRIBBING FOUNDATION**  
**Asset # : 13818**

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Structural</b>   |            |                   |                |                    |                |             |                |          |
| Coping/Curb Concrete  | 5%         |                   |                | LIFE               | **             | 5           |                |          |
| <i>Erosion, Extent : Light, Area Affected : 100%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Erosion/ Scaling Throughout</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Northern 30 Feet Of Asset</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Loose Or Missing Mortar Bedding</i>                      |            |                   |                |                    |                |             |                |          |
| Stone   | 90%        |                   |                | LIFE               | **             | 5           | \$1,500        |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Loose Or Missing Mortar Bedding</i>                      |            |                   |                |                    |                |             |                |          |
| Stone   | 5%         | 2-4               | \$9,700        | LIFE               | **             | 5           | \$100          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 950 Feet From North</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Tree Upheaval Resulting In Displaced Elements</i>        |            |                   |                |                    |                |             |                |          |
| <b>Gravity Wall</b>   |            |                   |                |                    |                |             |                |          |
| Stone   | 65%        | 4+                | \$126,100      | LIFE               | **             | 5           | \$54,500       |          |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 20%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout In Tidal Zone</i>                                |            |                   |                |                    |                |             |                |          |
| Timber Crib w/Stone   | 5%         | 4+                | \$47,100       | LIFE               | **             | 4           | \$1,400        |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout At Outboard End In Tidal Zone</i>                |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 30%        |                   |                |                    |                |             |                |          |
| <b>Backfill</b>   |            |                   |                |                    |                |             |                |          |
| <b>Fill</b>   |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 100%       |                   |                |                    |                |             |                |          |
| <b>Surface</b>  |            |                   |                |                    |                |             |                |          |
| Asphalt   | 90%        |                   |                | 2039               | **             | 5           | \$10,200       |          |
| <i>Cracking, Extent : Light, Area Affected : 20%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Northern 200 Feet Of Asset</i>                   |            |                   |                |                    |                |             |                |          |
| Asphalt   | 5%         | Now               | \$4,400        | 2039               | **             | 5           | \$300          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 950 Feet From North End Of Asset</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Tree Upheaval Resulting In Displacement And Cracking</i> |            |                   |                |                    |                |             |                |          |
| No Component  | 5%         |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Northern 135 Feet Of Asset</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Harlem River Drive</i>                                   |            |                   |                |                    |                |             |                |          |
| <b>Deck Elements</b>  |            |                   |                |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY RETAINING WALL W/TIMBER PILES & CRIBBING FOUNDATION**  
**Asset # : 13818**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Deck Elements   |                   |                          |                       |                           |                       |                    |                       |                 |
| Parapet   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 95%               | 4+                       | \$33,800              | 2028                      |                       | * *                |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Loose Or Missing Mortar</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 5%                | 2-4                      | \$35,600              | 2029                      |                       | * *                |                       |                 |
| <i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Broken/ Cracks/ Displaced Due To Tree Upheaval Between 920 Feet And 953 Feet From North</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY WALL WEST HARLEM PIERS PARK  
**Address** : WEST 125TH (ST. CLAIRS PL) TO W 133RD STS. HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR031.000 / 13477 **Yr Built/Renovated** :  
**Linear Ft** : 1,106 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2004 **Lot** : 1 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$79,200        | \$8,000        |                |                |
| <b>Total</b>      | <b>\$79,200</b> | <b>\$8,000</b> |                |                |
| Importance Code A | \$78,200        |                |                |                |
| Importance Code B | \$900           | \$8,000        |                |                |
| <b>Total</b>      | <b>\$79,200</b> | <b>\$8,000</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY WALL WEST HARLEM PIERS PARK**  
**Asset # : 13477**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 10%               | 4+                       | \$24,300              | LIFE                      | **                    | 5                  | \$10,000              |                 |
| <i>Missing Block Seal, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 5%                | 4+                       | \$21,800              | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Erosion, Extent : Light, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Top Of Wall</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Starts 36 Feet North Of 125th Street</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Outfall</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mudline To Above The Tidal Zone</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Composite Sheeting Formwork</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 5%                | 4+                       | \$32,200              | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Wall</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Composite, 5' Water   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers  | 5%                |                          |                       | 2037                      | **                    | 5                  | \$600                 |                 |
| Concrete  | 60%               |                          |                       | 2037                      | **                    | 5                  | \$7,600               |                 |
| Topsoil   | 35%               |                          |                       | 2023                      | \$20,400              | 5                  | \$1,800               |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Facing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 55%               |                          |                       | 2037                      | **                    | 3                  | \$23,900              |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 15%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY WALL (STACKED STONE)  
**Address** : ALONG BANK STREET FROM ST PETERS PLACE EAST  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DBS0036.000 / 13926 **Yr Built/Renovated** :  
**Linear Ft** : 450 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 601 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$132,300             | \$38,100              |
| <b>Total</b>      | <b>\$132,300</b>      | <b>\$38,100</b>       |
| Importance Code A | \$132,300             | \$38,100              |
| <b>Total</b>      | <b>\$132,300</b>      | <b>\$38,100</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|-----------------|----------------|----------------|-----------------|
| Bulkheads         | \$12,500        |                |                | \$21,000        |
| <b>Total</b>      | <b>\$12,500</b> |                |                | <b>\$21,000</b> |
| Importance Code B | \$12,500        |                |                | \$21,000        |
| <b>Total</b>      | <b>\$12,500</b> |                |                | <b>\$21,000</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY WALL (STACKED STONE)**  
**Asset # : 13926**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall                 |   |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 15%   | Now                      | \$132,300             | LIFE                      | **                    | 5                  | \$5,700               |                 |
|                              | <i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Western End Of Asset</i>                            |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 85%   |                          |                       | LIFE                      | **                    | 5                  | \$32,400              |                 |
| <b>Backfill</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |   |                          |                       |                           |                       |                    |                       |                 |
| Sand                         | 15%   | Now                      | \$8,900               | 2056                      | **                    | 5                  | \$100                 |                 |
|                              | <i>Loss of Backfill, Extent : Moderate, Area Affected : 25%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Behind Displaced Wall</i>                           |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 85%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 15%   | Now                      | \$3,600               | 2026                      | \$3,600               | 5                  | \$200                 |                 |
|                              | <i>Erosion, Extent : Severe, Area Affected : 25%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Behind Gravity Wall</i>                  |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 85%   |                          |                       | 2021                      | \$20,100              | 5                  | \$1,800               |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY WALL BET FULTON FERRY LANDING & PIER 1  
**Address** : EAST RIVER FURMAN STREET & OLD FULTON ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0045.000 / 13958 **Yr Built/Renovated** :  
**Linear Ft** : 70 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Sep-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 199 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$66,200              | \$65,400              |
| <b>Total</b>      | <b>\$66,200</b>       | <b>\$65,400</b>       |
| Importance Code A | \$66,200              |                       |
| Importance Code B |                       | \$65,400              |
| <b>Total</b>      | <b>\$66,200</b>       | <b>\$65,400</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                |                | \$100          |                |
| <b>Total</b>      |                |                | <b>\$100</b>   |                |
| Importance Code A |                |                |                |                |
| Importance Code B |                |                | \$100          |                |
| <b>Total</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY WALL BET FULTON FERRY LANDING & PIER 1**  
**Asset # : 13958**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                       | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall                 |   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 60%   | 4+                       | \$66,200              | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              | <i>Cracking, Extent : Moderate, Area Affected : 20%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Top Of Wall</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 70%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Tidal Zone</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Moderate, Area Affected : 25%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Top Of Wall At Pier 1</i>              |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 40%   |                          |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 25%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                            |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| Gravel                       | 100%  |                          |                       | 2035                      | **                    | 2-5                | \$200                 |                 |
| <b>Deck Elements</b>         |   |                          |                       |                           |                       |                    |                       |                 |
| Railing                      |   |                          |                       |                           |                       |                    |                       |                 |
| Steel                        | 100%  |                          |                       | 2024                      | \$65,400              |                    |                       |                 |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GRAVITY WALL WITH MASONRY FACE BULKHEAD  
**Address** : MID WASHINGTON/HAMILTON BRIDGE - SO SIDE HAMILTON BRIDGE SUB 2 BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR072.000 / 13816 **Yr Built/Renovated** :  
**Linear Ft** : 287 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 03-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2106 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$56,200              | \$206,200             |
| <b>Total</b>      | <b>\$56,200</b>       | <b>\$206,200</b>      |
| Importance Code A | \$56,200              |                       |
| Importance Code B |                       | \$206,200             |
| <b>Total</b>      | <b>\$56,200</b>       | <b>\$206,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$1,100        |                |                |                |
| <b>Total</b>      | <b>\$1,100</b> |                |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$1,100        |                |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</b>      | <b>\$1,100</b> |                |                |                |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GRAVITY WALL WITH MASONRY FACE BULKHEAD**

**Asset # : 13816**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb Stone  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout At Top Of Wall</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall Stone   | 100%              | 4+                       | \$56,200              | LIFE                      | **                    | 5                  | \$24,300              |                 |
| <i>Erosion, Extent : Light, Area Affected : 5%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mid Asset At Concrete Patch</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Part, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mid Asset At Outfall Location</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Block Seal, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout In Tidal Zone</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 70%               |                          |                       | 2033                      | **                    | 5                  | \$2,300               |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Settlement, Extent : Light, Area Affected : 3%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapet</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 100%              |                          |                       | 2025                      |                       |                    | \$206,200             |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Atop Coping And Throughout</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Deteriorated Mortar Bedding</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HARBOR CHARLIE BULKHEAD UNDER BUILDING  
**Address** : FOOT OF 63RD ST. NEXT TO BAT  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR032.000 / 13478 **Yr Built/Renovated** :  
**Linear Ft** : 525 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5778 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$698,600             |                       |
| <b>Total</b>      | <b>\$698,600</b>      |                       |
| Importance Code A | \$698,600             |                       |
| <b>Total</b>      | <b>\$698,600</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$34,500        |                |                |                |
| <b>Total</b>      | <b>\$34,500</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$34,500        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$34,500</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.



**DEPT. OF SMALL BUSINESS SERV. - 801  
HARBOR CHARLIE BULKHEAD UNDER BUILDING**

**Asset # : 13478**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Concrete   | 15%               | Now                      | \$124,100             | LIFE                      | **                    | 5                  | \$300                 |                 |
| <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beneath Building Up To 10 Feet Deep Now</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beneath Building. Previous Inspector Says Failure Of Bulkhead Does Not Threaten Stability Of The Pile Supported Building</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Failure And Fill Loss</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 17%               | 4+                       | \$140,700             | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beneath Wharf</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : General Deterioration</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 68%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$600                 |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 17%               | 4+                       | \$311,600             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Splash And Tidal Zones</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 110 Feet Long Section West Of Wharf</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Installed Out Of Plumb</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 10%               | Now                      | \$122,200             | LIFE                      | **                    |                    |                       |                 |
| <i>Broken, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beneath Building For 60 Feet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beneath Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 16%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Light, Area Affected : 2%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 52%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Sand   | 25%               | Now                      | \$28,900              | 2054                      | **                    | 5                  | \$100                 |                 |
| <i>Loss of Backfill, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beneath Building Up To 130 Feet Long And 15 Feet Deep</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 75%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 10%               |                          |                       | 2037                      | **                    | 5                  | \$600                 |                 |
| Topsoil  | 20%               | 2-4                      | \$5,500               | 2024                      | \$5,500               | 5                  | \$200                 |                 |
| <i>Settlement, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Behind Sheet Pile Wall West Of Wharf</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 70%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HIGH-LEVEL DECK (WHARF) BULKHEAD  
**Address** : SO TIP AND SO SIDE CON ED SITE INTO SHERMAN CREEK  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR063.000 / 13805 **Yr Built/Renovated** :  
**Linear Ft** : 378 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 27-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2183 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$239,500             |                       |
| <b>Total</b>      | <b>\$239,500</b>      |                       |
| Importance Code A | \$239,500             |                       |
| <b>Total</b>      | <b>\$239,500</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$53,600        |                |                |                |
| <b>Total</b>      | <b>\$53,600</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$53,600        |                |                |                |
| <b>Total</b>      | <b>\$53,600</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HIGH-LEVEL DECK (WHARF) BULKHEAD**  
**Asset # : 13805**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall                 |   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 15%   | 4+                       | \$44,700              | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 100%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Joints Stations 0+00 To 2+35</i>               |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 55%   | 4+                       | \$32,800              | LIFE                      | **                    | 5                  | \$800                 |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 5%</i>             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Erosion, Extent : Light, Area Affected : 20%</i>             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout In Tidal Zone And At Top Of Wall</i>   |                          |                       |                           |                       |                    |                       |                 |
| Timber Crib w/Stone          | 15%   | Now                      | \$162,000             | LIFE                      | **                    | 4                  | \$1,700               |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Stations 3+15 To 3+85 (From East)</i>             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Collapse</i>                                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 15%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 15%   | Now                      | \$3,600               | 2064                      | **                    |                    |                       |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Station 3+15 To 3+85</i>                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Structure Failed</i>                           |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 15%   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Intake Location</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : No Backfill</i>                                |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 70%   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
HIGH-LEVEL DECK (WHARF) BULKHEAD  
Asset #: 13805**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 50%               | 4+                       | \$16,700              | 2039                      | * *                   | 5                  | \$1,100               |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 20%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout From 0+00 To 1+90 (From East)</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout From 0+00 To 1+90</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Vegetation Growth</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 10%               | 4+                       | \$13,300              | 2039                      | * *                   | 5                  | \$200                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 30%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Dep Outfall Station 2+85 To 3+15 (From East)</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Settlement, Extent : Moderate, Area Affected : 50%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Dep Outfall Station 2+85 To 3+15</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 15%               | Now                      | \$20,000              | 2039                      | * *                   | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Station 3+15 To 3+85</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Complete Failure</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Intake Location</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Surface</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East Of Intake Location</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Vegetation</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS  
**Address** : FOOD CENTER DRIVE / TO RANDALL AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBSR027.012 / 4233 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 1,295 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 19-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2770 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$749,100             | \$68,200              |
| <b>Total</b>      | <b>\$749,100</b>      | <b>\$68,200</b>       |
| Importance Code B | \$51,100              | \$68,200              |
| Importance Code C | \$698,000             |                       |
| <b>Total</b>      | <b>\$749,100</b>      | <b>\$68,200</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                |                |                |                |
| <b>Total</b>      |                |                |                |                |
| Importance Code B |                |                |                |                |
| Importance Code C |                |                |                |                |
| <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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT PENINSULA FRUIT AUCTION BLDG., BAZINI NUTS**

**Asset # : 4233**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural  |                   |                          |                       |                           |                       |                    |                       |                 |
| Revetment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 70%               | 4+                       | \$651,500             | LIFE                      | **                    | 5                  | \$5,400               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Non-engineered Revetment</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 5%                | Now                      | \$46,500              | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Just South Of The Dep Pumping Station</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$1,900               |                 |
| Backfill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Surface   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 75%               | 0-2                      | \$51,100              | 2024                      | \$51,100              | 5                  | \$2,300               |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 60%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 25%               |                          |                       | 2022                      | \$17,000              | 5                  | \$1,500               |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT PENINSULA, BUDWEISER SITE  
**Address** : 400-600 FOOD CTR DR, PARK SO. OF KRASDALE PROPERTY, HUNTS POINT  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBSR027.014 / 4235 **Yr Built/Renovated** : 1900 / 2008  
**Linear Ft** : 1,176 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 19-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 500 **BIN** :

| CAPITAL           | FY 2018 - 2021 | FY 2022 - 2027  |
|-------------------|----------------|-----------------|
| Bulkheads         |                | \$61,900        |
| <b>Total</b>      |                | <b>\$61,900</b> |
| Importance Code B |                | \$61,900        |
| <b>Total</b>      |                | <b>\$61,900</b> |

| EXPENSE           | FY 2018         | FY 2019 | FY 2020 | FY 2021 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads         | \$11,900        |         |         |         |
| <b>Total</b>      | <b>\$11,900</b> |         |         |         |
| Importance Code A |                 |         |         |         |
| Importance Code B | \$11,900        |         |         |         |
| Importance Code C |                 |         |         |         |
| <b>Total</b>      | <b>\$11,900</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT PENINSULA, BUDWEISER SITE**

**Asset # : 4235**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>                                   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |   |                       |                           |                       |                    |                       |                 |
| Gravity Wall                 |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 75%               |   |                       | LIFE                      | **                    | 5                  | \$3,600               |                 |
| No Component                 | 25%               |   |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |   |                       |                           |                       |                    |                       |                 |
| Revetment                    |                   |   |                       |                           |                       |                    |                       |                 |
| Stone                        | 100%              |   |                       | LIFE                      | **                    | 5                  | \$7,000               |                 |
| <hr/>                        |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| Fill                         |                   |   |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 3%                | 0-2   | \$7,400               | 2064                      | **                    |                    |                       |                 |
|                              |                   | <i>Erosion, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : North End Of Gravity Wall</i>             |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 97%               |   |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 97%               |   |                       | 2023                      | \$60,000              | 5                  | \$5,300               |                 |
| Topsoil                      | 3%                | 0-2   | \$1,900               | 2024                      | \$1,900               | 5                  | \$100                 |                 |
|                              |                   | <i>Erosion, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : North End Of Gravity Wall</i>             |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |   |                       |                           |                       |                    |                       |                 |
| Railing                      |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 25%               |   |                       |                           |                       |                    |                       |                 |
| Under Construction           | 75%               |   |                       |                           |                       |                    |                       |                 |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)  
**Address** : 400 FOOD CENTER DRIVE HUNTS POINT  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBSR027.013 / 4234 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 1,371 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 19-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 500 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$137,900             | \$69,100              |
| <b>Total</b>      | <b>\$137,900</b>      | <b>\$69,100</b>       |
| Importance Code B |                       | \$69,100              |
| Importance Code C | \$137,900             |                       |
| <b>Total</b>      | <b>\$137,900</b>      | <b>\$69,100</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$17,400        | \$300          |                | \$200          |
| <b>Total</b>      | <b>\$17,400</b> | <b>\$300</b>   |                | <b>\$200</b>   |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$17,400        | \$300          |                | \$200          |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$17,400</b> | <b>\$300</b>   |                | <b>\$200</b>   |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT PENINSULA, KRASDALE FOODS INC. (KFI)**

**Asset # : 4234**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |   |                           |                       |                    |                       |                 |
| Gravity Wall                 |                   |                          |   |                           |                       |                    |                       |                 |
| Concrete                     | 80%               |                          |   | LIFE                      | **                    | 5                  | \$4,400               |                 |
| No Component                 | 20%               |                          |   |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| Revetment                    |                   |                          |   |                           |                       |                    |                       |                 |
| Stone                        | 5%                | 0-2                      | \$49,300  | LIFE                      | **                    | 5                  | \$400                 |                 |
|                              |                   |                          | <i>Missing Part, Extent : Moderate, Area Affected : 100%</i>                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout With The Worst Area 150 From North End</i>         |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| Stone                        | 15%               | 4+                       | \$88,700  | LIFE                      | **                    | 5                  | \$1,200               |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 50%</i>               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Loose Stones</i>   |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| Stone                        | 80%               |                          |   | LIFE                      | **                    | 5                  | \$6,600               |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |   |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |   |                           |                       |                    |                       |                 |
| Topsoil                      | 2%                | Now                      | \$5,800   | 2064                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Erosion, Extent : Severe, Area Affected : 50%</i>                        |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : One Sinkhole At North End And One 150 Feet From North End</i> |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| Not Accessible               | 98%               |                          |   |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |                          |   |                           |                       |                    |                       |                 |
| Asphalt                      | 20%               |                          |   | 2033                      | **                    | 5                  | \$3,100               |                 |
| Asphalt                      | 5%                | Now                      | \$6,000   | 2039                      | **                    | 5                  | \$400                 |                 |
|                              |                   |                          | <i>Settlement, Extent : Severe, Area Affected : 50%</i>                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : One Sinkhole At North End And One 150 Feet From North End</i> |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| Gravel                       | 54%               |                          |   | 2033                      | **                    | 2-5                | \$2,300               |                 |
| Gravel                       | 1%                | Now                      | \$1,200   | 2039                      | **                    | 2-5                |                       |                 |
|                              |                   |                          | <i>Settlement, Extent : Severe, Area Affected : 50%</i>                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Sinkhole And Settlement 480 Feet From South End</i>           |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| Topsoil                      | 20%               |                          |   | 2022                      |                       | 5                  | \$1,300               |                 |
|                              |                   |                          | <i>Settlement, Extent : Light, Area Affected : 10%</i>                      |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Areas Throughout</i>                                 |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |                          |   |                           |                       |                    |                       |                 |
| Railing                      |                   |                          |   |                           |                       |                    |                       |                 |
| Fencing                      | 95%               |                          |   | 2025                      | \$69,100              | 3                  | \$500                 |                 |
| Fencing                      | 5%                | 0-2                      | \$2,200   | 2028                      | **                    | 3                  |                       |                 |
|                              |                   |                          | <i>Broken, Extent : Light, Area Affected : 75%</i>                          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : 4 Locations Of Broken Fence Posts From Impact</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.

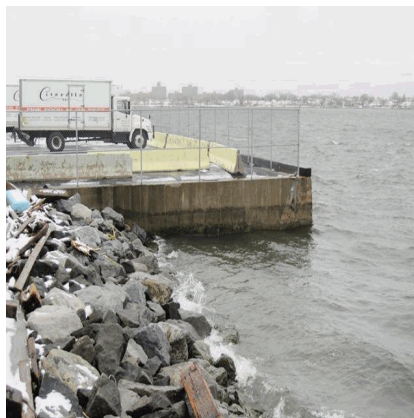
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES  
**Address** : 600 FOOD CENTER DRIVE / FROM FARRAGUT STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBSR027.015 / 4236 **Yr Built/Renovated** : 1900 / 2008  
**Linear Ft** : 786 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 19-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 500 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$745,000             |                       |
| <b>Total</b>      | <b>\$745,000</b>      |                       |
| Importance Code A | \$548,200             |                       |
| Importance Code B | \$196,800             |                       |
| <b>Total</b>      | <b>\$745,000</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$16,000        | \$100          |                |                |
| <b>Total</b>      | <b>\$16,000</b> | <b>\$100</b>   |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$16,000        | \$100          |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$16,000</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES**

**Asset # : 4236**

| Bulkheads             | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural            |                |                   |  |                    |                |             |                |          |
| Coping/Curb           |                |                   |  |                    |                |             |                |          |
| Timber                | 40%            |                   |  | LIFE               | **             | 5           | \$200          |          |
| No Component          | 60%            |                   |  |                    |                |             |                |          |
| Pile Supported Wall   |                |                   |  |                    |                |             |                |          |
| Concrete              | 70%            | 4+                | \$548,200  | 2033               | **             | 5           | \$11,000       |          |
|                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 5%</i>         |                    |                |             |                |          |
|                       |                |                   | <i>Location : Bottom Edge Of Wall</i>                                |                    |                |             |                |          |
|                       |                |                   | <i>Explanation : Erosion And Spalling With Exposed Reinforcement</i> |                    |                |             |                |          |
| No Component          | 30%            |                   |  |                    |                |             |                |          |
| Piles and Bracing     |                |                   |  |                    |                |             |                |          |
| No Component          | 30%            |                   |  |                    |                |             |                |          |
| Not Accessible        | 70%            |                   |  |                    |                |             |                |          |
| Revetment             |                |                   |  |                    |                |             |                |          |
| Stone                 | 30%            |                   |  | LIFE               | **             | 5           | \$1,400        |          |
| No Component          | 70%            |                   |  |                    |                |             |                |          |
| Backfill              |                |                   |  |                    |                |             |                |          |
| Fill                  |                |                   |  |                    |                |             |                |          |
| Topsoil               | 5%             | 0-2               | \$8,300  | 2064               | **             |             |                |          |
|                       |                |                   | <i>Erosion, Extent : Moderate, Area Affected : 100%</i>              |                    |                |             |                |          |
|                       |                |                   | <i>Location : Sinkhole At Northern End Of Platform</i>               |                    |                |             |                |          |
| Not Accessible        | 95%            |                   |  |                    |                |             |                |          |
| Surface               |                |                   |  |                    |                |             |                |          |
| Asphalt               | 95%            |                   |  | 2033               | **             | 5           | \$8,500        |          |
| Asphalt               | 5%             | Now               | \$3,500  | 2039               | **             | 5           | \$200          |          |
|                       |                |                   | <i>Settlement, Extent : Severe, Area Affected : 100%</i>             |                    |                |             |                |          |
|                       |                |                   | <i>Location : Sinkhole At Northern End Of Platform</i>               |                    |                |             |                |          |
| Fender                |                |                   |  |                    |                |             |                |          |
| Piles                 |                |                   |  |                    |                |             |                |          |
| Timber                | 70%            | Now               | \$101,200  | 2039               | **             | 4           | \$13,200       |          |
|                       |                |                   | <i>Broken, Extent : Severe, Area Affected : 50%</i>                  |                    |                |             |                |          |
|                       |                |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|                       |                |                   | <i>Missing Part, Extent : Severe, Area Affected : 50%</i>            |                    |                |             |                |          |
|                       |                |                   | <i>Location : Missing Connections</i>                                |                    |                |             |                |          |
|                       |                |                   | <i>Missing Pile, Extent : Severe, Area Affected : 10%</i>            |                    |                |             |                |          |
|                       |                |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|                       |                |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>       |                    |                |             |                |          |
|                       |                |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| No Component          | 30%            |                   |  |                    |                |             |                |          |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
HUNTS POINT PENINSULA, SULTANA DISTRIBUTION SERVICES**

**Asset # : 4236**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Fender                       |                   |                          |  |                           |                       |                    |                       |                 |
| Wales and Chocks             |                   |                          |  |                           |                       |                    |                       |                 |
| Timber                       | 70%               | Now                      | \$95,600   | 2039                      | * *                   | 4                  | \$29,900              |                 |
|                              |                   |                          | <i>Broken, Extent : Severe, Area Affected : 50%</i>            |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>                                   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Loose Connections, Extent : Severe, Area Affected : 50%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>                                   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>                                   |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |  |                           |                       |                    |                       |                 |
| No Component                 | 30%               |                          |  |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |  |                           |                       |                    |                       |                 |
| Deck Elements                |                   |                          |  |                           |                       |                    |                       |                 |
| Railing                      |                   |                          |  |                           |                       |                    |                       |                 |
| Fencing                      | 100%              |                          |  | 2028                      | * *                   | 3                  | \$300                 |                 |
| <hr/>                        |                   |                          |  |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT  
**Address** : RANDALL AVE. / TO LAFAYETTE AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DBSR027.011 / 4232 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 2,615 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 19-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2770 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$370,200             | \$137,700             |
| <b>Total</b>      | <b>\$370,200</b>      | <b>\$137,700</b>      |
| Importance Code B | \$41,300              | \$137,700             |
| Importance Code C | \$328,900             |                       |
| <b>Total</b>      | <b>\$370,200</b>      | <b>\$137,700</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$8,200        |                |                |                |
| <b>Total</b>      | <b>\$8,200</b> |                |                |                |
| Importance Code B | \$8,200        |                |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</b>      | <b>\$8,200</b> |                |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**HUNTS POINT/STEEL SHEET PILE BULKHEAD AND REVETMENT**

**Asset # : 4232**

| Bulkheads   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural  |                |                   |                |                    |                |             |                |          |
| Revetment   |                |                   |                |                    |                |             |                |          |
| Stone   | 35%            |                   |                | LIFE               | **             | 5           | \$5,500        |          |
| Stone   | 35%            | 4+                | \$328,900      | LIFE               | **             | 5           | \$5,500        |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Non-engineered Revetment</i>                         |                |                   |                |                    |                |             |                |          |
| <hr/>   |                |                   |                |                    |                |             |                |          |
| No Component  | 30%            |                   |                |                    |                |             |                |          |
| Sheet Piles   |                |                   |                |                    |                |             |                |          |
| Steel   | 25%            |                   |                | LIFE               | **             |             |                |          |
| No Component  | 70%            |                   |                |                    |                |             |                |          |
| Not Accessible  | 5%             |                   |                |                    |                |             |                |          |
| <hr/>   |                |                   |                |                    |                |             |                |          |
| Backfill  |                |                   |                |                    |                |             |                |          |
| Fill  |                |                   |                |                    |                |             |                |          |
| Topsoil   | 5%             | Now               | \$8,200        | 2064               | **             |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : 4 Locations Behind Sheet Pile Cells</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Sinkholes</i>  |                |                   |                |                    |                |             |                |          |
| <hr/>   |                |                   |                |                    |                |             |                |          |
| Not Accessible  | 95%            |                   |                |                    |                |             |                |          |
| <hr/>   |                |                   |                |                    |                |             |                |          |
| Surface   |                |                   |                |                    |                |             |                |          |
| Topsoil   | 30%            | Now               | \$41,300       | 2024               | \$41,300       | 5           | \$1,800        |          |
| <i>Erosion, Extent : Moderate, Area Affected : 30%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Above Revetment</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Settlement, Extent : Severe, Area Affected : 5%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Sinkholes Behind Steel Sheet Pile Bulkhead</i> |                |                   |                |                    |                |             |                |          |
| <hr/>   |                |                   |                |                    |                |             |                |          |
| Topsoil   | 70%            |                   |                | 2022               | \$96,400       | 5           | \$8,600        |          |

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.

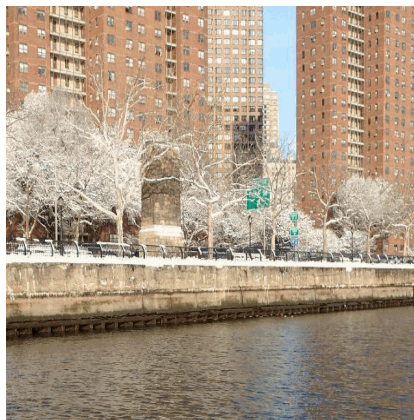
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD  
**Address** : MIDWAY E 94TH & E 93RD ST TO E 93 ST SUB 3 OF BL, SUB 1 OF AT  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR101.000 / 13849 **Yr Built/Renovated** :  
**Linear Ft** : 250 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 06-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1573 **Lot** : 52 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$184,000             | \$233,700             |
| <b>Total</b>      | <b>\$184,000</b>      | <b>\$233,700</b>      |
| Importance Code A | \$184,000             |                       |
| Importance Code B |                       | \$233,700             |
| <b>Total</b>      | <b>\$184,000</b>      | <b>\$233,700</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$4,700        | \$1,400        |                |                |
| <b>Total</b>      | <b>\$4,700</b> | <b>\$1,400</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$4,700        | \$1,400        |                |                |
| <b>Total</b>      | <b>\$4,700</b> | <b>\$1,400</b> |                |                |



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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM / TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13849**

| Bulkheads                                | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|--|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type              | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural                               |   |                      |                |                    |                |                |                |          |
| Relieving Platform Top<br>Concrete/Stone | 80%   |                      |                | LIFE               |                | **             |                |          |
|  | <i>Cracking, Extent : Light, Area Affected : 5%</i>             |                      |                |                    |                |                |                |          |
|  | <i>Location : Outboard Face Above Mhw</i>                       |                      |                |                    |                |                |                |          |
|  | <i>Missing Block Seal, Extent : Severe, Area Affected : 40%</i> |                      |                |                    |                |                |                |          |
|  | <i>Location : Between Stone Facing In Tidal Zone</i>            |                      |                |                    |                |                |                |          |
| Concrete/Stone                           | 20%   | 2-4                  | \$50,700       | LIFE               |                | **             |                |          |
|  | <i>Broken, Extent : Severe, Area Affected : 20%</i>             |                      |                |                    |                |                |                |          |
|  | <i>Location : Broken Stone Panels At North End Of Asset</i>     |                      |                |                    |                |                |                |          |
|  | <i>Spalling, Extent : Moderate, Area Affected : 25%</i>         |                      |                |                    |                |                |                |          |
|  | <i>Location : Along Top Of Concrete Throughout</i>              |                      |                |                    |                |                |                |          |
| Piles and Bracing<br>Not Accessible      | 100%  |                      |                |                    |                |                |                |          |
| Pile Caps<br>Timber                      | 15%   | Now                  | \$133,400      | LIFE               |                | **             | 4              | \$300    |
|  | <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i> |                      |                |                    |                |                |                |          |
|  | <i>Location : At Outboard Ends</i>                              |                      |                |                    |                |                |                |          |
| Not Accessible                           | 85%   |                      |                |                    |                |                |                |          |
| Backfill                                 |   |                      |                |                    |                |                |                |          |
| Fill<br>Not Accessible                   | 100%  |                      |                |                    |                |                |                |          |
| Surface<br>Asphalt Pavers                | 100%  |                      |                | 2034               |                | **             | 5              | \$2,900  |
|  | <i>Settlement, Extent : Light, Area Affected : 5%</i>           |                      |                |                    |                |                |                |          |
|  | <i>Location : Offset 3 Feet From Outboard Face Throughout</i>   |                      |                |                    |                |                |                |          |
| Deck Elements                            |   |                      |                |                    |                |                |                |          |
| Railing<br>Steel                         | 100%  | 4+                   | \$4,700        | 2024               | \$233,700      |                |                |          |
|  | <i>Missing Coating, Extent : Light, Area Affected : 10%</i>     |                      |                |                    |                |                |                |          |
|  | <i>Location : Throughout</i>                                    |                      |                |                    |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name : LOW-LEVEL RELIEVING PLATFORM BULKHEAD**  
**Address : W 201 ST TO END OF CON ED SITE HARLEM RIVER**  
**Borough : MANHATTAN** Agency's Number : N/A  
**Program / Asset # : DBSR062.000 / 13804** Yr Built/Renovated :  
**Linear Ft : 282** Project Type : ECONOMIC DEVELOPMENT  
**Date of Survey : 26-Nov-2012** Landmark Status : NONE  
**Areas Surveyed :**  
**Block : 2183 Lot : 997 BIN :**

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$579,400             |                       |
| <b>Total</b>      | <b>\$579,400</b>      |                       |
| Importance Code A | \$527,600             |                       |
| Importance Code B | \$51,900              |                       |
| <b>Total</b>      | <b>\$579,400</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$67,400        |                |                |                |
| <b>Total</b>      | <b>\$67,400</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$48,700        |                |                |                |
| Importance Code C | \$18,600        |                |                |                |
| <b>Total</b>      | <b>\$67,400</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM BULKHEAD**

**Asset # : 13804**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb<br>Timber  | 100%              | Now                      | \$18,600              | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 80%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Isolated Locations</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Conc w/Stone Face  | 25%               | 4+                       | \$38,700              | LIFE                      | **                    | 5                  | \$6,400               |                 |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 55%               | Now                      | \$488,900             | LIFE                      | **                    | 5                  | \$600                 |                 |
| <i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Missing/ Displaced Stones At 0+30 To 0+50 And 1+47 To 1+95</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Station 1+95 To 2+82 (From North)</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Collapsed</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill<br>Sand   | 30%               | Now                      | \$18,700              | 2054                      | **                    | 5                  | \$100                 |                 |
| <i>Loss of Backfill, Extent : Severe, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Station 1+95 To 2+82 (From North)</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 23%               | 4+                       | \$5,700               | 2039                      | **                    | 5                  | \$400                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 50%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout From Station 0+00 To 0+94</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 30%               | Now                      | \$7,500               | 2039                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Station 1+95 To 2+82 (From North)</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surface Failed Due To Loss Of Backfill</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 17%               | 4+                       | \$16,900              | 2039                      | **                    | 5                  | \$300                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 50%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Station 0+94 To 1+95 (From North)</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Obscured By Vegetation</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles<br>Timber  | 100%              | Now                      | \$51,900              | 2039                      | **                    | 4                  | \$6,800               | 1               |
| <i>Missing Pile, Extent : Severe, Area Affected : 90%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 118TH TO E 119TH ST SUB 1 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR079.000 / 13825 **Yr Built/Renovated** :  
**Linear Ft** : 305 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Jan-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1815 **Lot** : 25 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$123,600             | \$285,200             |
| <b>Total</b>      | <b>\$123,600</b>      | <b>\$285,200</b>      |
| Importance Code A | \$123,600             |                       |
| Importance Code B |                       | \$285,200             |
| <b>Total</b>      | <b>\$123,600</b>      | <b>\$285,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$25,500        |                | \$1,100        |                |
| <b>Total</b>      | <b>\$25,500</b> |                | <b>\$1,100</b> |                |
| Importance Code A | \$18,100        |                | \$1,100        |                |
| Importance Code B | \$7,400         |                |                |                |
| <b>Total</b>      | <b>\$25,500</b> |                | <b>\$1,100</b> |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13825**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top<br>Concrete/Stone                          | 50%               | 2-4                      | \$123,600             | LIFE                      |                       | **                 |                       |                 |
| <i>Broken, Extent : Severe, Area Affected : 1%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stone Face At Outfall 25 Feet From South</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face Above Mhw</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 7 Locations Totalling 60 Feet Along Top Of Wall</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 75%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face Above Mhw</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surface Scaling/spalls</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone  | 50%               |                          |                       | LIFE                      |                       | **                 |                       |                 |
| <i>Missing Block Seal, Extent : Light, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Between Stone Facing In Tidal Zone</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing<br>Timber                                       | 5%                |                          |                       | 2028                      |                       | **                 | 4                     | \$2,300         |
| Not Accessible  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Pile Caps<br>Timber   | 10%               | 4+                       | \$18,100              | LIFE                      |                       | **                 | 4                     | \$200           |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout At Outboard Face</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill<br>Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Surface<br>Asphalt Pavers   | 100%              |                          |                       | 2038                      |                       | **                 | 5                     | \$3,500         |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing<br>Steel  | 100%              | 4+                       | \$5,700               | 2024                      | \$285,200             |                    |                       |                 |
| <i>Corrosion, Extent : Light, Area Affected : 2%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Primarily At Baseplates</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Primarily At Baseplates</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 117TH TO E 118TH ST SUB 2 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR080.000 / 13826 **Yr Built/Renovated** :  
**Linear Ft** : 260 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Jan-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1716 **Lot** : 28 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$52,700              | \$121,500             |
| <b>Total</b>      | <b>\$52,700</b>       | <b>\$121,500</b>      |
| Importance Code A | \$52,700              |                       |
| Importance Code B |                       | \$121,500             |
| <b>Total</b>      | <b>\$52,700</b>       | <b>\$121,500</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$33,900        |                | \$1,000        |                |
| <b>Total</b>      | <b>\$33,900</b> |                | <b>\$1,000</b> |                |
| Importance Code A | \$23,100        |                | \$1,000        |                |
| Importance Code B | \$10,800        |                |                |                |
| <b>Total</b>      | <b>\$33,900</b> |                | <b>\$1,000</b> |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13826**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top       |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 25%  |                          |                       | LIFE                      |                       | **                 |                       |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Outboard Face Above Mhw</i>                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Missing Block Seal, Extent : Light, Area Affected : 20%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Between Stone Facing In Tidal Zone</i>               |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 25%  | 2-4                      | \$52,700              | LIFE                      |                       | **                 |                       |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Outboard Face Above Mhw Elevation</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Surface Scaling / Spalls</i>                      |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 50%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%   |                          |                       | 2028                      |                       | **                 | 4                     | \$1,900         |
| Not Accessible               | 95%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%   | 4+                       | \$23,100              | LIFE                      |                       | **                 | 4                     | \$100           |
|                              | <i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Outboard Face Of Pile Caps</i>                       |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 95%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 100%   |                          |                       | 2038                      |                       | **                 | 5                     | \$3,000         |
|                              | <i>Settlement, Extent : Light, Area Affected : 5%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At North Side Of Pier</i>                            |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Fencing                      | 50%  | Now                      | \$6,900               | 2030                      |                       | **                 | 3                     | \$100           |
|                              | <i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Foot Of Pier On South End Of Asset</i>               |                          |                       |                           |                       |                    |                       |                 |
| Steel                        | 50%  | 4+                       | \$2,400               | 2024                      | \$121,500             |                    |                       |                 |
|                              | <i>Corrosion, Extent : Light, Area Affected : 5%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Primarily In Baseplates</i>                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Primarily In Baseplates</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 117TH TO E 116TH ST SUB 3 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR081.000 / 13827 **Yr Built/Renovated** :  
**Linear Ft** : 270 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 29-Jan-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1715 **Lot** : 53 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$131,300             | \$252,400             |
| <b>Total</b>      | <b>\$131,300</b>      | <b>\$252,400</b>      |
| Importance Code A | \$131,300             |                       |
| Importance Code B |                       | \$252,400             |
| <b>Total</b>      | <b>\$131,300</b>      | <b>\$252,400</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$37,100        | \$1,400        | \$1,000        |                |
| <b>Total</b>      | <b>\$37,100</b> | <b>\$1,400</b> | <b>\$1,000</b> |                |
| Importance Code A | \$32,000        |                | \$1,000        |                |
| Importance Code B | \$5,100         | \$1,400        |                |                |
| <b>Total</b>      | <b>\$37,100</b> | <b>\$1,400</b> | <b>\$1,000</b> |                |



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

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

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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13827**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |   |                           |                       |                    |                       |                 |
| Relieving Platform Top       |                   |                          |   |                           |                       |                    |                       |                 |
| Concrete/Stone               | 60%               | 2-4                      | \$131,300   | LIFE                      |                       | **                 |                       |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 25%</i>              |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Outboard Face Above Mhw</i>                         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Light, Area Affected : 10%</i>              |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Locations Along Top Of Wall</i>            |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Outboard Face Above Mhw</i>                         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Surface Scaling/spalling</i>                     |                           |                       |                    |                       |                 |
| Concrete/Stone               | 40%               |                          |   | LIFE                      |                       | **                 |                       |                 |
|                              |                   |                          | <i>Missing Block Seal, Extent : Moderate, Area Affected : 75%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout Tidal Zone</i>                           |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |                   |                          |   |                           |                       |                    |                       |                 |
| Timber                       | 5%                |                          |   | 2028                      |                       | **                 | 4                     | \$2,000         |
| Not Accessible               | 95%               |                          |   |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |                          |   |                           |                       |                    |                       |                 |
| Timber                       | 10%               | 4+                       | \$32,000  | LIFE                      |                       | **                 | 4                     | \$200           |
|                              |                   |                          | <i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout At Outboard Ends And In Line Cap</i>     |                           |                       |                    |                       |                 |
| Not Accessible               | 90%               |                          |   |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |                          |   |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |   |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |                          |   |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 90%               |                          |   | 2034                      |                       | **                 | 5                     | \$2,800         |
|                              |                   |                          | <i>Settlement, Extent : Light, Area Affected : 5%</i>             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : 4 Asphalt Patch Areas</i>                           |                           |                       |                    |                       |                 |
| Topsoil                      | 10%               |                          |   | 2023                      | \$1,400               |                    | 5                     | \$100           |
| <b>Deck Elements</b>         |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |                          |   |                           |                       |                    |                       |                 |
| Steel                        | 100%              | 4+                       | \$5,000   | 2024                      | \$252,400             |                    |                       |                 |
|                              |                   |                          | <i>Corrosion, Extent : Light, Area Affected : 5%</i>              |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Primarily In Baseplates</i>                         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Missing Coating, Extent : Moderate, Area Affected : 5%</i>     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Primarily In Baseplates</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 114TH ST TO NO SIDE E 111TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR084.000 / 13830 **Yr Built/Renovated** :  
**Linear Ft** : 850 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Jan-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1705 **Lot** : 21 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$211,200             | \$794,700             |
| <b>Total</b>      | <b>\$211,200</b>      | <b>\$794,700</b>      |
| Importance Code A | \$211,200             |                       |
| Importance Code B |                       | \$794,700             |
| <b>Total</b>      | <b>\$211,200</b>      | <b>\$794,700</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$43,500        |                |                |                |
| <b>Total</b>      | <b>\$43,500</b> |                |                |                |
| Importance Code A | \$25,200        |                |                |                |
| Importance Code B | \$18,300        |                |                |                |
| <b>Total</b>      | <b>\$43,500</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13830**

| Bulkheads              |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority |
|------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural             |            |                   |   |                    |                |             |                |          |
| Relieving Platform Top |            |                   |   |                    |                |             |                |          |
| Concrete/Stone         | 60%        |                   |   | LIFE               |                | **          |                |          |
|                        |            |                   | <i>Cracking, Extent : Moderate, Area Affected : 50%</i>             |                    |                |             |                |          |
|                        |            |                   | <i>Location : Outboard Face Above Mhw</i>                           |                    |                |             |                |          |
|                        |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>    |                    |                |             |                |          |
|                        |            |                   | <i>Location : Outboard Face Above Mhw</i>                           |                    |                |             |                |          |
|                        |            |                   | <i>Explanation : Efflorescence</i>                                  |                    |                |             |                |          |
| Concrete/Stone         | 40%        | 2-4               | \$137,800   | LIFE               |                | **          |                |          |
|                        |            |                   | <i>Spalling, Extent : Moderate, Area Affected : 50%</i>             |                    |                |             |                |          |
|                        |            |                   | <i>Location : Intermittent From 111th Street North For 575 Feet</i> |                    |                |             |                |          |
| Piles and Bracing      |            |                   |   |                    |                |             |                |          |
| Timber                 | 5%         | 4+                | \$73,400  | 2034               |                | **          | 4              | \$6,400  |
|                        |            |                   | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>       |                    |                |             |                |          |
|                        |            |                   | <i>Location : Outboard End</i>                                      |                    |                |             |                |          |
| Not Accessible         | 95%        |                   |   |                    |                |             |                |          |
| Pile Caps              |            |                   |   |                    |                |             |                |          |
| Timber                 | 5%         | 4+                | \$25,200  | LIFE               |                | **          | 4              | \$300    |
|                        |            |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>    |                    |                |             |                |          |
|                        |            |                   | <i>Location : Outboard End</i>                                      |                    |                |             |                |          |
| Not Accessible         | 95%        |                   |   |                    |                |             |                |          |
| Backfill               |            |                   |   |                    |                |             |                |          |
| Fill                   |            |                   |   |                    |                |             |                |          |
| Not Accessible         | 100%       |                   |   |                    |                |             |                |          |
| Surface                |            |                   |   |                    |                |             |                |          |
| Asphalt Pavers         | 98%        | 4+                | \$16,700  | 2038               |                | **          | 5              | \$4,800  |
|                        |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 1%</i>     |                    |                |             |                |          |
|                        |            |                   | <i>Location : 5 Feet South Of E 114th Street</i>                    |                    |                |             |                |          |
|                        |            |                   | <i>Explanation : Upheaval</i>                                       |                    |                |             |                |          |
| Topsoil                | 2%         |                   |   | 2024               | \$900          |             | 5              | \$100    |
| Deck Elements          |            |                   |   |                    |                |             |                |          |
| Railing                |            |                   |   |                    |                |             |                |          |
| Steel                  | 90%        |                   |   | 2023               | \$715,200      |             |                |          |
|                        |            |                   | <i>Missing Coating, Extent : Light, Area Affected : 5%</i>          |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout Primarily At Baseplates</i>                |                    |                |             |                |          |
|                        |            |                   | <i>Rusted Steel Surface, Extent : Light, Area Affected : 5%</i>     |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout Primarily At Baseplates</i>                |                    |                |             |                |          |
| Steel                  | 10%        | 0-2               | \$1,600   | 2023               | \$79,500       |             |                |          |
|                        |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|                        |            |                   | <i>Explanation : Undermining Of Baseplates Due To Spalling</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 111TH ST TO E 110TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR085.000 / 13831 **Yr Built/Renovated** :  
**Linear Ft** : 272 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Jan-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1704 **Lot** : 2 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$254,300             |
| <b>Total</b>      |                       | <b>\$254,300</b>      |
| Importance Code B |                       | \$254,300             |
| <b>Total</b>      |                       | <b>\$254,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$69,200        |                |                |                |
| <b>Total</b>      | <b>\$69,200</b> |                |                |                |
| Importance Code A | \$49,900        |                |                |                |
| Importance Code B | \$19,300        |                |                |                |
| <b>Total</b>      | <b>\$69,200</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13831**

| Bulkheads                                |            | Current Repair  |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|---|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                    | % of Total | Fail Date (Years)   | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural                               |            |   |                |                    |                |             |                |          |
| Relieving Platform Top<br>Concrete/Stone | 50%        |   |                | LIFE               | **             |             |                |          |
|  |            | <i>Cracking, Extent : Light, Area Affected : 50%</i>                |                |                    |                |             |                |          |
|  |            | <i>Location : Outboard Face Above Mhw</i>                           |                |                    |                |             |                |          |
|  |            | <i>Other Observation, Extent : Light, Area Affected : 50%</i>       |                |                    |                |             |                |          |
|  |            | <i>Location : Outboard Face Above Mhw</i>                           |                |                    |                |             |                |          |
|  |            | <i>Explanation : Efflorescence</i>                                  |                |                    |                |             |                |          |
| Concrete/Stone                           | 20%        | 2-4   | \$22,100       | LIFE               | **             |             |                |          |
|  |            | <i>Spalling, Extent : Moderate, Area Affected : 50%</i>             |                |                    |                |             |                |          |
|  |            | <i>Location : Outboard Face Above Mhw</i>                           |                |                    |                |             |                |          |
| Not Accessible                           | 30%        |   |                |                    |                |             |                |          |
| Piles and Bracing                        |            |   |                |                    |                |             |                |          |
| Timber                                   | 5%         | 4+  | \$11,700       | 2034               | **             | 4           | \$2,000        |          |
|  |            | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>       |                |                    |                |             |                |          |
|  |            | <i>Location : Throughout On Outboard Face</i>                       |                |                    |                |             |                |          |
| Not Accessible                           | 95%        |   |                |                    |                |             |                |          |
| Pile Caps                                |            |   |                |                    |                |             |                |          |
| Timber                                   | 10%        | 4+  | \$16,100       | LIFE               | **             | 4           | \$200          |          |
|  |            | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>    |                |                    |                |             |                |          |
|  |            | <i>Location : Outboard End</i>                                      |                |                    |                |             |                |          |
| Not Accessible                           | 90%        |   |                |                    |                |             |                |          |
| Backfill                                 |            |   |                |                    |                |             |                |          |
| Fill                                     |            |   |                |                    |                |             |                |          |
| Not Accessible                           | 100%       |   |                |                    |                |             |                |          |
| Surface                                  |            |   |                |                    |                |             |                |          |
| Asphalt Pavers                           | 5%         | 4+  | \$8,200        | 2034               | **             | 5           | \$100          |          |
|  |            | <i>Settlement, Extent : Moderate, Area Affected : 5%</i>            |                |                    |                |             |                |          |
|  |            | <i>Location : 270 Feet From North</i>                               |                |                    |                |             |                |          |
|  |            | <i>Other Observation, Extent : Light, Area Affected : 5%</i>        |                |                    |                |             |                |          |
|  |            | <i>Location : 155 Feet And 173 Feet From North</i>                  |                |                    |                |             |                |          |
|  |            | <i>Explanation : Upheaval</i>                                       |                |                    |                |             |                |          |
| Asphalt Pavers                           | 90%        |   |                | 2038               | **             | 5           | \$2,800        |          |
|  |            | <i>Settlement, Extent : Light, Area Affected : 20%</i>              |                |                    |                |             |                |          |
|  |            | <i>Location : Isolated Lengths 3 Feet Offset From Outboard Face</i> |                |                    |                |             |                |          |
| Topsoil                                  | 5%         |   |                | 2023               | \$700          | 5           | \$100          |          |
| Deck Elements                            |            |   |                |                    |                |             |                |          |
| Railing                                  |            |   |                |                    |                |             |                |          |
| Steel                                    | 90%        | 4+  | \$4,600        | 2023               | \$228,900      |             |                |          |
|  |            | <i>Missing Coating, Extent : Light, Area Affected : 5%</i>          |                |                    |                |             |                |          |
|  |            | <i>Location : Throughout Primarily At Baseplates</i>                |                |                    |                |             |                |          |
|  |            | <i>Rusted Steel Surface, Extent : Light, Area Affected : 5%</i>     |                |                    |                |             |                |          |
|  |            | <i>Location : Throughout Primarily At Baseplates</i>                |                |                    |                |             |                |          |
| Steel                                    | 10%        | 0-2   | \$5,100        | 2023               | \$25,400       |             |                |          |
|  |            | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                |                    |                |             |                |          |
|  |            | <i>Location : Isolated Baseplates</i>                               |                |                    |                |             |                |          |
|  |            | <i>Explanation : Undermining Of Baseplates Due To Spalling</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13831**

Print Date : 16-Sep-2016      **DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 106TH ST TO E 105TH ST HARLEM RIVER,SUB 2 OF ASSET TYPE  
**Borough** : MANHATTAN      **Agency's Number** : N/A  
**Program / Asset #** : DBSR088.000 / 13836      **Yr Built/Renovated** :  
**Linear Ft** : 270      **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Feb-2014      **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1699      **Lot** : 64      **BIN** :

| CAPITAL           | FY 2018 - 2021  | FY 2022 - 2027   |
|-------------------|-----------------|------------------|
| Bulkheads         | \$80,000        | \$252,400        |
| <b>Total</b>      | <b>\$80,000</b> | <b>\$252,400</b> |
| Importance Code A | \$80,000        |                  |
| Importance Code B |                 | \$252,400        |
| <b>Total</b>      | <b>\$80,000</b> | <b>\$252,400</b> |

| EXPENSE           | FY 2018         | FY 2019        | FY 2020 | FY 2021 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads         | \$32,800        | \$1,500        |         |         |
| <b>Total</b>      | <b>\$32,800</b> | <b>\$1,500</b> |         |         |
| Importance Code A | \$32,800        |                |         |         |
| Importance Code B |                 | \$1,500        |         |         |
| <b>Total</b>      | <b>\$32,800</b> | <b>\$1,500</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13836**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |  |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top       |                   |  |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 80%               |  |                       | LIFE                      | **                    |                    |                       |                 |
|                              |                   | <i>Cracking, Extent : Moderate, Area Affected : 50%</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Offshore Concrete Face With Efflorescence</i>  |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 20%               | 0-2  | \$32,800              | LIFE                      | **                    |                    |                       |                 |
|                              |                   | <i>Spalling, Extent : Severe, Area Affected : 50%</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Locations Throughout Top Of Concrete Wall, Totaling 60 Feet; Undermining Railing</i> |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |  |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%                | 4+   | \$40,000              | LIFE                      | **                    | 4                  | \$100                 |                 |
|                              |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Offshore Ends Throughout</i>   |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%                | Now  | \$40,000              | LIFE                      | **                    | 4                  | \$100                 |                 |
|                              |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>                                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Offshore Ends Throughout</i>   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 90%               |  |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 100%              |  |                       | 2034                      | **                    | 5                  | \$3,100               |                 |
| <b>Deck Elements</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 100%              |  |                       | 2024                      | \$252,400             |                    |                       |                 |
|                              |                   | <i>Missing Coating, Extent : Light, Area Affected : 5%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 105TH ST TO E 104TH ST SUB 3 OF ASSET TYPE, SUB 1 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR089.000 / 13837 **Yr Built/Renovated** :  
**Linear Ft** : 258 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1696 **Lot** : 51 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$115,700             | \$241,200             |
| <b>Total</b>      | <b>\$115,700</b>      | <b>\$241,200</b>      |
| Importance Code A | \$115,700             |                       |
| Importance Code B |                       | \$241,200             |
| <b>Total</b>      | <b>\$115,700</b>      | <b>\$241,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$1,500        |                |                |                |
| <b>Total</b>      | <b>\$1,500</b> |                |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$1,500        |                |                |                |
| <b>Total</b>      | <b>\$1,500</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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13837**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |   |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top       |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 75%               |   |                       | LIFE                      | **                    |                    |                       |                 |
|                              |                   | <i>Cracking, Extent : Moderate, Area Affected : 50%</i>                             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Offshore Concrete Face With Efflorescence</i>                         |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 25%               | 0-2   | \$39,200              | LIFE                      | **                    |                    |                       |                 |
|                              |                   | <i>Spalling, Extent : Severe, Area Affected : 50%</i>                               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout Top Of Wall In Multiple Locations; Undermining Railing</i> |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |                   |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |   |                       |                           |                       |                    |                       |                 |
| Timber                       | 10%               | 4+  | \$76,500              | LIFE                      | **                    | 4                  | \$200                 |                 |
|                              |                   | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Offshore End Of Pile Caps</i>   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 90%               |   |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 100%              |   |                       | 2038                      | **                    | 5                  | \$2,900               |                 |
| <b>Deck Elements</b>         |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 100%              |   |                       | 2024                      | \$241,200             |                    |                       |                 |
|                              |                   | <i>Missing Coating, Extent : Light, Area Affected : 5%</i>                          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>  |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : 50 FT SO OF E 101 ST TO E 100TH HARLEM RIVER, SUB 2 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR093.000 / 13841 **Yr Built/Renovated** :  
**Linear Ft** : 232 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 04-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1694 **Lot** : 51 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$68,800              | \$216,900             |
| <b>Total</b>      | <b>\$68,800</b>       | <b>\$216,900</b>      |
| Importance Code A | \$68,800              |                       |
| Importance Code B |                       | \$216,900             |
| <b>Total</b>      | <b>\$68,800</b>       | <b>\$216,900</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$26,300        | \$1,300        |                |                |
| <b>Total</b>      | <b>\$26,300</b> | <b>\$1,300</b> |                |                |
| Importance Code A | \$23,500        |                |                |                |
| Importance Code B | \$2,800         | \$1,300        |                |                |
| <b>Total</b>      | <b>\$26,300</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13841**

| Bulkheads                                | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Structural</b>                        |   |                   |                |                    |                |             |                |          |
| Relieving Platform Top<br>Concrete/Stone | 95%   |                   |                | LIFE               |                | **          |                |          |
|  | <i>Cracking, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Throughout In Top 3Ft Of Concrete Wall With Efflorescence</i><br><i>Missing Block Seal, Extent : Moderate, Area Affected : 5%</i><br><i>Location : Throughout In Tidal Zone</i> |                   |                |                    |                |             |                |          |
| Concrete/Stone                           | 5%  | 4+                | \$23,500       | LIFE               |                | **          |                |          |
|  | <i>Spalling, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Isolated Throughout Concrete Face And Along Top</i>   |                   |                |                    |                |             |                |          |
| <b>Piles and Bracing</b>                 |   |                   |                |                    |                |             |                |          |
| Not Accessible                           | 100%  |                   |                |                    |                |             |                |          |
| <b>Pile Caps</b>                         |   |                   |                |                    |                |             |                |          |
| Timber                                   | 10%   | Now               | \$68,800       | LIFE               |                | **          | 4              | \$200    |
|  | <i>Rotting/Splitting, Extent : Severe, Area Affected : 90%</i><br><i>Location : Eastern End Of Pile Caps</i>  |                   |                |                    |                |             |                |          |
| Not Accessible                           | 90%   |                   |                |                    |                |             |                |          |
| <b>Backfill</b>                          |   |                   |                |                    |                |             |                |          |
| <b>Fill</b>                              |   |                   |                |                    |                |             |                |          |
| Not Accessible                           | 100%  |                   |                |                    |                |             |                |          |
| <b>Surface</b>                           |   |                   |                |                    |                |             |                |          |
| Asphalt Pavers                           | 95%   |                   |                | 2034               |                | **          | 5              | \$2,500  |
| Asphalt Pavers                           | 4%  | 4+                | \$2,800        | 2034               |                | **          | 5              | \$100    |
|  | <i>Settlement, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Around Planters</i>   |                   |                |                    |                |             |                |          |
| Topsoil                                  | 1%  |                   |                | 2023               | \$100          |             | 5              |          |
| <b>Deck Elements</b>                     |   |                   |                |                    |                |             |                |          |
| <b>Railing</b>                           |   |                   |                |                    |                |             |                |          |
| Steel                                    | 100%  |                   |                | 2023               | \$216,900      |             |                |          |
|  | <i>Missing Coating, Extent : Light, Area Affected : 10%</i><br><i>Location : Throughout</i>   |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 99TH ST TO E 97TH ST SUB 2 OF BL, SUB 1 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR096.000 / 13844 **Yr Built/Renovated** :  
**Linear Ft** : 535 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1691 **Lot** : 6 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$193,600             | \$500,200             |
| <b>Total</b>      | <b>\$193,600</b>      | <b>\$500,200</b>      |
| Importance Code A | \$193,600             |                       |
| Importance Code B |                       | \$500,200             |
| <b>Total</b>      | <b>\$193,600</b>      | <b>\$500,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                | \$3,100        |                |                |
| <b>Total</b>      |                | <b>\$3,100</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B |                | \$3,100        |                |                |
| <b>Total</b>      |                | <b>\$3,100</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13844**

| Bulkheads                   | Current Repair   |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|--|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural                  |  |                      |                |                    |                |                |                |          |
| Relieving Platform Top      |  |                      |                |                    |                |                |                |          |
| Concrete/Stone              | 20%  | 4+                   | \$130,100      | LIFE               |                | **             |                |          |
|                             | <i>Spalling, Extent : Moderate, Area Affected : 20%</i>          |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout Top Of Wall In Multiple Locations</i>   |                      |                |                    |                |                |                |          |
| Concrete/Stone              | 80%  |                      |                | LIFE               |                | **             |                |          |
|                             | <i>Cracking, Extent : Moderate, Area Affected : 25%</i>          |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout Concrete Surface With Efflorescence</i> |                      |                |                    |                |                |                |          |
| Piles and Bracing           |  |                      |                |                    |                |                |                |          |
| Not Accessible              | 100%   |                      |                |                    |                |                |                |          |
| Pile Caps                   |  |                      |                |                    |                |                |                |          |
| Timber                      | 10%  | 0-2                  | \$63,400       | LIFE               |                | **             | 4              | \$400    |
|                             | <i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Outboard End Of Pile Caps</i>                      |                      |                |                    |                |                |                |          |
| Not Accessible              | 90%  |                      |                |                    |                |                |                |          |
| Backfill                    |  |                      |                |                    |                |                |                |          |
| Fill                        |  |                      |                |                    |                |                |                |          |
| Not Accessible              | 100%   |                      |                |                    |                |                |                |          |
| Surface                     |  |                      |                |                    |                |                |                |          |
| Asphalt Pavers              | 100%   |                      |                | 2034               |                | **             | 5              | \$6,100  |
|                             | <i>Settlement, Extent : Light, Area Affected : 5%</i>            |                      |                |                    |                |                |                |          |
|                             | <i>Location : Along Offshore Edge</i>                            |                      |                |                    |                |                |                |          |
| Deck Elements               |  |                      |                |                    |                |                |                |          |
| Railing                     |  |                      |                |                    |                |                |                |          |
| Steel                       | 100%   |                      |                | 2023               | \$500,200      |                |                |          |
|                             | <i>Missing Coating, Extent : Light, Area Affected : 10%</i>      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                     |                      |                |                    |                |                |                |          |

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

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

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

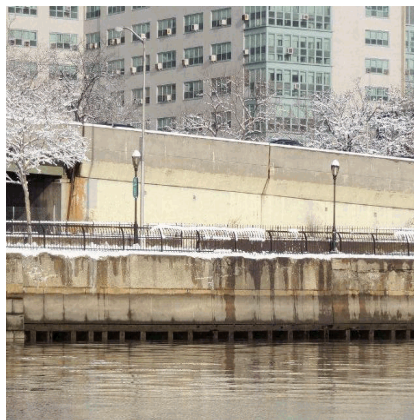
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
 Address : **BET 96TH & 97TH STS. TO E 96 ST. SUB 2 OF ASSET TYPE, SUB 1 OF BL**  
 Borough : **MANHATTAN** Agency's Number : **N/A**  
 Program / Asset # : **DBSR097.000 / 13845** Yr Built/Renovated :  
 Linear Ft : **85** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **05-Feb-2014** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **1690** Lot : **10** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$79,500              |                       |
| <b>Total</b>      | <b>\$79,500</b>       |                       |
| Importance Code B | \$79,500              |                       |
| <b>Total</b>      | <b>\$79,500</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$40,800        | \$500          |                |                |
| <b>Total</b>      | <b>\$40,800</b> | <b>\$500</b>   |                |                |
| Importance Code A | \$40,800        |                |                |                |
| Importance Code B |                 | \$500          |                |                |
| <b>Total</b>      | <b>\$40,800</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13845**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top       |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 20%  | 4+                       | \$20,700              | LIFE                      |                       | **                 |                       |                 |
|                              | <i>Spalling, Extent : Moderate, Area Affected : 50%</i>          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Top Of Concrete Wall</i>                        |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 80%  |                          |                       | LIFE                      |                       | **                 |                       |                 |
|                              | <i>Cracking, Extent : Moderate, Area Affected : 50%</i>          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Concrete Surface With Efflorescence</i> |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing            |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| Pile Caps                    |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 10%  | 4+                       | \$20,200              | LIFE                      |                       | **                 | 4                     | \$100           |
|                              | <i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Outboard Ends Of Pile Caps</i>                     |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 90%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| Surface                      |  |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers               | 100%   |                          |                       | 2034                      |                       | **                 | 5                     | \$1,000         |
|                              | <i>Settlement, Extent : Light, Area Affected : 30%</i>           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Offset 3 Feet From Outboard Face</i>               |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |  |                          |                       |                           |                       |                    |                       |                 |
| Railing                      |  |                          |                       |                           |                       |                    |                       |                 |
| Steel                        | 100%   |                          |                       | 2020                      | \$79,500              |                    |                       |                 |
|                              | <i>Missing Coating, Extent : Light, Area Affected : 20%</i>      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                     |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LOW-LEVEL RELIEVING PLATFROM TIMBER PILE SUPPORTED BULKHEAD  
**Address** : E 116TH ST TO E 114TH ST / SUB 2 OF BL, SUB 1 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR083.000 / 13829 **Yr Built/Renovated** :  
**Linear Ft** : 518 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Jan-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1713 **Lot** : 38 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$446,300             | \$484,300             |
| <b>Total</b>      | <b>\$446,300</b>      | <b>\$484,300</b>      |
| Importance Code A | \$446,300             |                       |
| Importance Code B |                       | \$484,300             |
| <b>Total</b>      | <b>\$446,300</b>      | <b>\$484,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$45,400        | \$2,700        |                |                |
| <b>Total</b>      | <b>\$45,400</b> | <b>\$2,700</b> |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$45,400        | \$2,700        |                |                |
| <b>Total</b>      | <b>\$45,400</b> | <b>\$2,700</b> |                |                |



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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13829**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 20%               | Now                      | \$171,300             | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Broken, Extent : Severe, Area Affected : 80%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From E 114th Street North For 111 Feet</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 35%               | 2-4                      | \$59,900              | LIFE                      | **                    | 5                  | \$700                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face Above Mhw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At 111 Feet North Of East 114th Street And North For 175 Feet Intermittently</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face Above Mhw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Efflorescence</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone   | 45%               | 4+                       | \$94,500              | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face Above Mhw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 30%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Between Stone Facing In Tidal Zone</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Light, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From North End South For 225 Feet</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard Face Above Mhw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Efflorescence</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 10%               | 4+                       | \$74,600              | 2034                      | **                    | 4                  | \$7,800               |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard End</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 15%               | 4+                       | \$46,100              | LIFE                      | **                    | 4                  | \$600                 |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outboard End Of Pile Caps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 20%               | Now                      | \$21,800              | 2065                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From 114th Street North For 111 Feet</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Fill Loss</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers   | 93%               |                          |                       | 2034                      | **                    | 5                  | \$5,500               |                 |
| Asphalt Pavers   | 5%                | 4+                       | \$5,200               | 2034                      | **                    | 5                  | \$100                 |                 |
| <i>Settlement, Extent : Light, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 108 Feet North Of East 114th Street</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 2%                |                          |                       | 2023                      |                       | 5                  | \$100                 |                 |

**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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LOW-LEVEL RELIEVING PLATFROM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13829**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Deck Elements   |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 90%               | 4+                       | \$8,700               | 2023                      | \$435,900             |                    |                       |                 |
| <i>Corrosion, Extent : Light, Area Affected : 5%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Primarily At Baseplates</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Primarily At Baseplates</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 10%               | 0-2                      | \$9,700               | 2023                      | \$48,400              |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Undermining Of Baseplates Due To Spalling</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF  
**Address** : WEST ST FOOT OF DUPONT ST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR047.000 / 13507 **Yr Built/Renovated** :  
**Linear Ft** : 738 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2472 **Lot** : 32 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$305,800             |                       |
| <b>Total</b>      | <b>\$305,800</b>      |                       |
| Importance Code A | \$195,200             |                       |
| Importance Code B | \$110,600             |                       |
| <b>Total</b>      | <b>\$305,800</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$25,100        |                |                |                |
| <b>Total</b>      | <b>\$25,100</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$10,300        |                |                |                |
| Importance Code C | \$14,800        |                |                |                |
| <b>Total</b>      | <b>\$25,100</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF**  
**Asset # : 13507**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 70%               | 4+                       | \$85,400              | LIFE                      | **                    | 5                  | \$1,900               |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 10%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 30%               | 2-4                      | \$109,800             | LIFE                      | **                    | 5                  | \$800                 |                 |
| <i>Cracking, Extent : Severe, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Areas Of Severe Erosion And Isolated Throughout</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 40%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At 450 Feet From South Corner And At South Corner</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Tidal Zone</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Coping/Curb</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$600                 |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 10%               | 4+                       | \$14,800              | LIFE                      | **                    | 5                  | \$100                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 10%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At 450 Feet And 620 Feet From South</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 88%               |                          |                       | 2033                      | **                    | 5                  | \$7,400               |                 |
| <i>Settlement, Extent : Light, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 10%               | 4+                       | \$6,500               | 2039                      | **                    | 5                  | \$400                 |                 |
| <i>Settlement, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Near Sewer Drains</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 2%                |                          |                       | 2033                      | **                    | 5                  | \$200                 |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**LUMBER EXCHANGE TERMINAL RELIEVING PLATFORM/WHARF**  
**Asset # : 13507**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Fender  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wales and Chocks  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 15%               | Now                      | \$28,900              | 2039                      | **                    | 4                  | \$6,000               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Two Broken Areas: South End And 250 Feet North Of South End</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 30%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tidal Zone Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 85%               | 4+                       | \$81,800              | 2037                      | **                    | 4                  | \$34,000              |                 |
| <i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entire System Is Seized In Sliding Tracks And Cannot Function As Designed</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 30%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NAVY HOMEPORT RIPRAP AND PLATFORM  
**Address** : WATER ST SOUTH TO NORTH OF VANDERBILT AVE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0047.020 / 13503 **Yr Built/Renovated** :  
**Linear Ft** : 1,497 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Jan-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 487 **Lot** : 100 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,668,800           | \$39,700              |
| <b>Total</b>      | <b>\$1,668,800</b>    | <b>\$39,700</b>       |
| Importance Code A | \$1,004,900           |                       |
| Importance Code B | \$126,000             | \$39,700              |
| Importance Code C | \$537,900             |                       |
| <b>Total</b>      | <b>\$1,668,800</b>    | <b>\$39,700</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$42,400        |                |                | \$2,900        |
| <b>Total</b>      | <b>\$42,400</b> |                |                | <b>\$2,900</b> |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$42,400        |                |                | \$2,900        |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$42,400</b> |                |                | <b>\$2,900</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NAVY HOMEPORT RIPRAP AND PLATFORM**  
**Asset # : 13503**

| <b>Bulkheads</b>                   |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>       | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>                  |   |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top<br>Concrete | 30%   | Now                      | \$742,500             | LIFE                      | **                    | 5                  | \$1,700               |                 |
|                                    | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : North End Of Asset</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Explanation : Collapsed Structure</i>                        |                          |                       |                           |                       |                    |                       |                 |
| No Component                       | 70%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>           |   |                          |                       |                           |                       |                    |                       |                 |
| Timber                             | 30%   | Now                      | \$129,300             | 2041                      | **                    | 4                  | \$67,200              |                 |
|                                    | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : North End Of Asset</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Explanation : Collapsed Structure</i>                        |                          |                       |                           |                       |                    |                       |                 |
| No Component                       | 70%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>                   |   |                          |                       |                           |                       |                    |                       |                 |
| Stone                              | 50%   |                          |                       | LIFE                      | **                    | 5                  | \$4,500               |                 |
| Stone                              | 50%   | 2-4                      | \$537,900             | LIFE                      | **                    | 5                  | \$4,500               |                 |
|                                    | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>      |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Throughout Along Top Of Revetment</i>             |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>                   |   |                          |                       |                           |                       |                    |                       |                 |
| Timber                             | 30%   | Now                      | \$133,100             | LIFE                      | **                    | 4                  | \$3,500               |                 |
|                                    | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : North End Of Asset</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Explanation : Collapsed Structure</i>                        |                          |                       |                           |                       |                    |                       |                 |
| No Component                       | 70%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>                    |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                        |   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                            | 20%   | Now                      | \$63,000              | 2066                      | **                    |                    |                       |                 |
|                                    | <i>Erosion, Extent : Severe, Area Affected : 40%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Sloughing Of Fill Adjacent To Pavement</i>        |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                     | 80%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>                     |   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                            | 20%   | Now                      | \$26,400              | 2041                      | **                    | 5                  | \$1,700               |                 |
|                                    | <i>Erosion, Extent : Severe, Area Affected : 100%</i>           |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Throughout Along Pavement</i>                     |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                            | 80%   |                          |                       | 2021                      | \$63,000              | 5                  | \$5,600               |                 |
| <b>Deck Elements</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>                     |   |                          |                       |                           |                       |                    |                       |                 |
| Fencing                            | 50%   |                          |                       | 2024                      | \$39,700              | 3                  | \$400                 |                 |
| Fencing                            | 20%   | Now                      | \$15,900              | 2031                      | **                    | 3                  | \$100                 |                 |
|                                    | <i>Broken, Extent : Severe, Area Affected : 100%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Throughout</i>                                    |                          |                       |                           |                       |                    |                       |                 |
| No Component                       | 30%   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NAVY HOMEPORT STEEL SHEET PILE BULKHEAD  
**Address** : CLINTON ST SOUTH TO WATER ST  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : PAR0205.000 / 13949 **Yr Built/Renovated** :  
**Linear Ft** : 1,640 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Jan-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 487 **Lot** : 100 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$70,300              |                       |
| <b>Total</b>      | <b>\$70,300</b>       |                       |
| Importance Code A | \$70,300              |                       |
| <b>Total</b>      | <b>\$70,300</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$64,100        | \$3,700        |                |                |
| <b>Total</b>      | <b>\$64,100</b> | <b>\$3,700</b> |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$64,100        | \$3,700        |                |                |
| <b>Total</b>      | <b>\$64,100</b> | <b>\$3,700</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NAVY HOMEPORT STEEL SHEET PILE BULKHEAD**  
**Asset # : 13949**

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural   |            |                   |                |                    |                |             |                |          |
| Sheet Piles  |            |                   |                |                    |                |             |                |          |
| Steel  | 50%        |                   |                | LIFE               |                | **          |                |          |
| <i>Corrosion, Extent : Moderate, Area Affected : 100%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Splash Zone</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : 20, 490, 515, And 1375 Feet From North</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Outfalls</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 50%        |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Concrete   | 90%        |                   |                | LIFE               | **             | 5           | \$4,400        |          |
| Concrete   | 5%         | 4+                | \$35,200       | LIFE               | **             | 5           | \$200          |          |
| <i>Spalling, Extent : Moderate, Area Affected : 100%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Spalls With Exposed Rebar At 240, 500 To 620, 1430, and 1525 Feet From North</i> |            |                   |                |                    |                |             |                |          |
| Concrete   | 5%         | Now               | \$35,200       | LIFE               | **             | 5           | \$200          |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 90 Feet Long Section On North Side Of Sullivan Pier</i>                          |            |                   |                |                    |                |             |                |          |
| Backfill   |            |                   |                |                    |                |             |                |          |
| Fill   |            |                   |                |                    |                |             |                |          |
| Topsoil  | 10%        | Now               | \$34,500       | 2066               | **             |             |                |          |
| <i>Sinkhole, Extent : Severe, Area Affected : 40%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : At 350 To 450, 500, 525, And 575 Feet From North</i>                             |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 90%        |                   |                |                    |                |             |                |          |
| Surface  |            |                   |                |                    |                |             |                |          |
| Asphalt  | 40%        |                   |                | 2029               | **             | 5           | \$7,500        |          |
| Asphalt  | 10%        | Now               | \$14,500       | 2041               | **             | 5           | \$900          |          |
| <i>Settlement, Extent : Severe, Area Affected : 40%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Sinkholes At 350 To 450, 500, 525, And 575 Feet From North</i>                   |            |                   |                |                    |                |             |                |          |
| Under Construction   | 50%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : South Of Sullivan Pier</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location</i>  |            |                   |                |                    |                |             |                |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Piles  |            |                   |                |                    |                |             |                |          |
| Timber   | 5%         | 0-2               | \$15,100       | 2041               | **             | 4           | \$2,000        |          |
| <i>Worn, Extent : Moderate, Area Affected : 75%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Southern 200 Feet Of Asset</i>   |            |                   |                |                    |                |             |                |          |
| No Component   | 90%        |                   |                |                    |                |             |                |          |
| Not Accessible   | 5%         |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Fencing  | 20%        |                   |                | 2024               | \$17,400       | 3           | \$200          |          |
| 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.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL  
**Address** : SWAN ST SOUTH TO CLINTON ST.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0047.010 / 13502 **Yr Built/Renovated** :  
**Linear Ft** : 1,245 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 487 **Lot** : 110 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,762,600           |                       |
| <b>Total</b>      | <b>\$1,762,600</b>    |                       |
| Importance Code A | \$362,300             |                       |
| Importance Code B | \$266,800             |                       |
| Importance Code C | \$1,133,500           |                       |
| <b>Total</b>      | <b>\$1,762,600</b>    |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                |                |                |                |
| <b>Total</b>      |                |                |                |                |
| Importance Code B |                |                |                |                |
| Importance Code C |                |                |                |                |
| <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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**NAVY HOMEPORT WHARF, BULKHEAD, SEAWALL**

**Asset # : 13502**

| Bulkheads                   | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural                  |   |                      |                |                    |                |                |                |          |
| Coping/Curb<br>Concrete     | 75%   | Now                  | \$312,900      | LIFE               | * *            | 5              | \$900          |          |
|                             | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                          |                      |                |                    |                |                |                |          |
|                             | <i>Location : One Location Totaling 930 Feet</i>                                    |                      |                |                    |                |                |                |          |
| No Component                | 25%   |                      |                |                    |                |                |                |          |
| Revetment                   |   |                      |                |                    |                |                |                |          |
| Concrete                    | 100%  | Now                  | \$820,700      | LIFE               | * *            |                |                |          |
|                             | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Collapsed Concrete Structure</i>                                   |                      |                |                    |                |                |                |          |
| Sheet Piles                 |   |                      |                |                    |                |                |                |          |
| Steel                       | 25%   | 4+                   | \$362,300      | LIFE               | * *            |                |                |          |
|                             | <i>Corrosion, Extent : Severe, Area Affected : 100%</i>                             |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>  |                      |                |                    |                |                |                |          |
| No Component                | 75%   |                      |                |                    |                |                |                |          |
| Backfill                    |   |                      |                |                    |                |                |                |          |
| Fill                        |   |                      |                |                    |                |                |                |          |
| Topsoil                     | 100%  | Now                  | \$157,100      | 2066               | * *            |                |                |          |
|                             | <i>Erosion, Extent : Severe, Area Affected : 100%</i>                               |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout Upland Area Of Sheeting And Inshore Of Concrete Riprap</i> |                      |                |                    |                |                |                |          |
| Surface                     |   |                      |                |                    |                |                |                |          |
| Asphalt                     | 100%  | Now                  | \$109,800      | 2041               | * *            | 5              | \$7,100        |          |
|                             | <i>Broken, Extent : Severe, Area Affected : 50%</i>                                 |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout Area Adjacent To Sheeting And Riprap</i>                   |                      |                |                    |                |                |                |          |
|                             | <i>Settlement, Extent : Severe, Area Affected : 50%</i>                             |                      |                |                    |                |                |                |          |
|                             | <i>Location : Inshore Of Broken Asphalt Surface For Entire Length Of Asset</i>      |                      |                |                    |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92  
**Address** : HUDSON RIVER WEST 48TH TO 52ND STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.025 / 1763 **Yr Built/Renovated** :  
**Linear Ft** : 1,333 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Feb-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 12 **BIN** :

| CAPITAL           | FY 2018 - 2021 | FY 2022 - 2027   |
|-------------------|----------------|------------------|
| Bulkheads         |                | \$102,900        |
| <b>Total</b>      |                | <b>\$102,900</b> |
| Importance Code A |                | \$102,900        |
| <b>Total</b>      |                | <b>\$102,900</b> |

| EXPENSE           | FY 2018         | FY 2019        | FY 2020 | FY 2021 |
|-------------------|-----------------|----------------|---------|---------|
| Bulkheads         | \$12,400        | \$3,000        |         |         |
| <b>Total</b>      | <b>\$12,400</b> | <b>\$3,000</b> |         |         |
| Importance Code A |                 |                |         |         |
| Importance Code B | \$12,400        | \$3,000        |         |         |
| <b>Total</b>      | <b>\$12,400</b> | <b>\$3,000</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PASSENGER SHIP TERMINAL BULKHEAD, PIERS 88, 90, 92**

**Asset # : 1763**

| System<br>Component<br>Type | Current Repair |  | Future Replacement |            | Maintenance    |                | Priority  |
|-----------------------------|----------------|--|--------------------|------------|----------------|----------------|-----------|
|                             | % of<br>Total  | Fail Date<br>(Years)   | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |           |
| <b>Structural</b>           |                |  |                    |            |                |                |           |
| Relieving Platform Top      |                |  |                    |            |                |                |           |
| Concrete                    | 100%           |  |                    | LIFE       | **             | 5              | \$5,000   |
| Gravity Wall                |                |  |                    |            |                |                |           |
| Concrete                    | 20%            |  |                    | LIFE       | **             | 5              | \$1,100   |
|                             |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |            |                |                |           |
|                             |                | <i>Location : Throughout</i>                                   |                    |            |                |                |           |
|                             |                | <i>Explanation : Minor Spalling And Cracking</i>               |                    |            |                |                |           |
| Not Accessible              | 80%            |  |                    |            |                |                |           |
| Piles and Bracing           |                |  |                    |            |                |                |           |
| Steel                       | 50%            |  |                    | LIFE       | **             | 5              | \$102,900 |
| Not Accessible              | 50%            |  |                    |            |                |                |           |
| Pile Caps                   |                |  |                    |            |                |                |           |
| Concrete                    | 100%           |  |                    | LIFE       | **             | 5              | \$4,000   |
| <b>Backfill</b>             |                |  |                    |            |                |                |           |
| Fill                        |                |  |                    |            |                |                |           |
| Not Accessible              | 100%           |  |                    |            |                |                |           |
| Surface                     |                |  |                    |            |                |                |           |
| Concrete                    | 40%            |  |                    | 2034       | **             | 5              | \$6,100   |
| Not Accessible              | 60%            |  |                    |            |                |                |           |
| <b>Fender</b>               |                |  |                    |            |                |                |           |
| Piles                       |                |  |                    |            |                |                |           |
| Timber                      | 10%            |  |                    | 2034       | **             | 4              | \$4,800   |
| No Component                | 70%            |  |                    |            |                |                |           |
| Not Accessible              | 20%            |  |                    |            |                |                |           |
| Wales and Chocks            |                |  |                    |            |                |                |           |
| Timber                      | 30%            |  |                    | 2034       | **             | 4              | \$32,500  |
| No Component                | 70%            |  |                    |            |                |                |           |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PERIMETER WALL AROUND PIER J BERTHS 15,16,17  
**Address** : KAY AVE. BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.030 / 13524 **Yr Built/Renovated** :  
**Linear Ft** : 2,110 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$661,200             | \$42,100              |
| <b>Total</b>      | <b>\$661,200</b>      | <b>\$42,100</b>       |
| Importance Code A | \$98,900              | \$42,100              |
| Importance Code B | \$562,300             |                       |
| <b>Total</b>      | <b>\$661,200</b>      | <b>\$42,100</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$9,200        |                |                |                |
| <b>Total</b>      | <b>\$9,200</b> |                |                |                |
| Importance Code B | \$9,200        |                |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</b>      | <b>\$9,200</b> |                |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PERIMETER WALL AROUND PIER J BERTHS 15,16,17**  
**Asset # : 13524**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Coping/Curb</b>           |                   |                          |  |                           |                       |                    |                       |                 |
| Timber                       | 10%               |                          |  | LIFE                      | **                    | 5                  | \$100                 |                 |
| No Component                 | 90%               |                          |  |                           |                       |                    |                       |                 |
| <b>Pile Supported Wall</b>   |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 85%               |                          |  | 2033                      | **                    | 5                  | \$71,600              |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 26%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Throughout</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Mechanical Damage, Extent : Light, Area Affected : 26%</i>                                    |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout Along The Top Of Wall</i>   |                           |                       |                    |                       |                 |
| Concrete                     | 15%               | 4+                       | \$63,100   | 2033                      | **                    | 5                  | \$6,300               |                 |
|                              |                   |                          | <i>Erosion, Extent : Moderate, Area Affected : 50%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout In Tidal Zone</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 50%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At West Face</i>   |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |                          |  |                           |                       |                    |                       |                 |
| Gravel                       | 1%                | Now                      | \$1,800  | 2039                      | **                    | 5                  |                       |                 |
|                              |                   |                          | <i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At Station 10+50 And Station 14+02 (Station 0+00 At Southeast Corner Of Asset)</i> |                           |                       |                    |                       |                 |
| Not Accessible               | 99%               |                          |  |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| Asphalt                      | 9%                |                          |  | 2033                      | **                    | 5                  | \$2,200               |                 |
| Asphalt Pavers               | 1%                | Now                      | \$6,400  | 2039                      | **                    | 5                  | \$100                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At The Southwest Corner, West End, And Northwest Corner Of Asset</i>               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Missing Pavers</i>  |                           |                       |                    |                       |                 |
| Concrete                     | 10%               |                          |  | 2037                      | **                    | 5                  | \$2,400               |                 |
| Not Accessible               | 80%               |                          |  |                           |                       |                    |                       |                 |
| <b>Fender</b>                |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Buffer</b>                |                   |                          |  |                           |                       |                    |                       |                 |
| Rubber                       | 5%                | Now                      | \$10,300   | 2039                      | **                    | 4-5                | \$1,800               |                 |
|                              |                   |                          | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                                       |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Earth Mover Tires Missing At One Location</i>                                      |                           |                       |                    |                       |                 |
| Rubber                       | 45%               | 0-2                      | \$185,400  | 2039                      | **                    | 4-5                | \$16,000              |                 |
|                              |                   |                          | <i>Aging, Extent : Severe, Area Affected : 60%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Rubber Tires, At South Face And At Inshore End Of North Face</i>                   |                           |                       |                    |                       |                 |
| No Component                 | 50%               |                          |  |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PERIMETER WALL AROUND PIER J BERTHS 15,16,17**  
**Asset # : 13524**

| Bulkheads                   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |          |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |

Fender

Wales and Chocks

Timber

100% Now \$366,600 2039 \* \* 4 \$114,500

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

*Location : Stations 0+00 To 1+04; 16+86 To 20+50*

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

*Location : Stations 1+04 To 16+86; 20+50 To 21+10*

*Explanation : Missing*

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20  
**Address** : KAY AVE. BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.020 / 13523 **Yr Built/Renovated** :  
**Linear Ft** : 1,825 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$413,300             | \$36,400              |
| <b>Total</b>      | <b>\$413,300</b>      | <b>\$36,400</b>       |
| Importance Code A | \$181,800             | \$36,400              |
| Importance Code B | \$231,500             |                       |
| <b>Total</b>      | <b>\$413,300</b>      | <b>\$36,400</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$79,500        |                |                | \$1,700        |
| <b>Total</b>      | <b>\$79,500</b> |                |                | <b>\$1,700</b> |
| Importance Code A | \$32,800        |                |                |                |
| Importance Code B | \$46,700        |                |                | \$1,700        |
| <b>Total</b>      | <b>\$79,500</b> |                |                | <b>\$1,700</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20**  
**Asset # : 13523**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Pile Supported Wall          |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 90%  |                          |                       | 2033                      | **                    | 5                  | \$65,600              |                 |
|                              | <i>Erosion, Extent : Light, Area Affected : 20%</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : In Tidal Zone</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Mechanical Damage, Extent : Light, Area Affected : 20%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Along The Top Of Concrete Wall</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Light, Area Affected : 20%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 10%  | 4+                       | \$181,800             | 2033                      | **                    | 5                  | \$3,600               |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 50%</i>                         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout In Tidal Zone</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Moderate, Area Affected : 50%</i>                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Above Mlw</i>  |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing            |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| Pile Caps                    |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |  |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 1%   | Now                      | \$3,800               | 2064                      | **                    |                    |                       |                 |
|                              | <i>Erosion, Extent : Severe, Area Affected : 100%</i>                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 4 Void Locations Just Behind Seawall</i>                         |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 99%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 20%  |                          |                       | 2037                      | **                    | 5                  | \$4,200               |                 |
| Asphalt                      | 25%  | 4+                       | \$24,100              | 2037                      | **                    | 5                  | \$2,600               |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 30%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Pier</i>  |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Blocks               | 15%  | 4+                       | \$57,000              | 2033                      | **                    | 5                  | \$1,600               |                 |
|                              | <i>Settlement, Extent : Light, Area Affected : 30%</i>                         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout North And South Sides Of Pier</i>                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 20%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Offshore End Of Asset</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Broken/ Displaced Pavers</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Blocks               | 20%  |                          |                       | 2033                      | **                    | 5                  | \$4,200               |                 |
| Concrete                     | 5%   |                          |                       | 2033                      | **                    | 5                  | \$1,000               |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Isolated Concrete Patches Throughout Pier</i>                 |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 15%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>                |  |                          |                       |                           |                       |                    |                       |                 |
| Buffer                       |  |                          |                       |                           |                       |                    |                       |                 |
| Rubber                       | 25%  |                          |                       | 2033                      | **                    | 4-5                | \$12,000              |                 |
| Rubber                       | 5%   | Now                      | \$11,900              | 2039                      | **                    | 4-5                | \$1,500               |                 |
|                              | <i>Broken, Extent : Severe, Area Affected : 100%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Broken/ Missing Extruded Arch Fender 371 Feet From Southwest</i> |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%  |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**PIER K INCLUDING PERIMETER BULKHEAD / BERTHS 19, 20**  
**Asset # : 13523**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>                               |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                            | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Fender                       |                   |   |                       |                           |                       |                    |                       |                 |
| Wales and Chocks             |                   |   |                       |                           |                       |                    |                       |                 |
| Timber                       | 55%               | Now   | \$174,400             | 2039                      | **                    | 4                  | \$54,500              |                 |
|                              |                   | <i>Broken, Extent : Severe, Area Affected : 50%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : North And West Face</i>               |                       |                           |                       |                    |                       |                 |
| No Component                 | 45%               |   |                       |                           |                       |                    |                       |                 |

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : RELIEVING PLATFORM  
**Address** : EAST RIVER, 48TH ST TO 54TH ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.051 / 1748 **Yr Built/Renovated** :  
**Linear Ft** : 1,630 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 11-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1360 **Lot** : 60 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$762,000             |
| <b>Total</b>      |                       | <b>\$762,000</b>      |
| Importance Code B |                       | \$762,000             |
| <b>Total</b>      |                       | <b>\$762,000</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$47,600        | \$100          |                | \$6,800        |
| <b>Total</b>      | <b>\$47,600</b> | <b>\$100</b>   |                | <b>\$6,800</b> |
| Importance Code A | \$23,600        |                |                |                |
| Importance Code B | \$24,000        | \$100          |                | \$6,800        |
| <b>Total</b>      | <b>\$47,600</b> | <b>\$100</b>   |                | <b>\$6,800</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**RELIEVING PLATFORM**  
**Asset # : 1748**

| Bulkheads   | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural  |                |                      |                |                    |                |                |                |          |
| Relieving Platform Top  |                |                      |                |                    |                |                |                |          |
| Concrete/Stone  | 95%            |                      |                | LIFE               | **             | 10             |                |          |
| Concrete/Stone  | 5%             | 2-4                  | \$16,500       | LIFE               | **             |                |                |          |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : With Efflorescence Throughout</i>                     |                |                      |                |                    |                |                |                |          |
| <i>Erosion, Extent : Moderate, Area Affected : 5%</i>               |                |                      |                |                    |                |                |                |          |
| <i>Location : Isolated Areas At Bottom And Corners Of Platform</i>  |                |                      |                |                    |                |                |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Isolated Throughout</i>                               |                |                      |                |                    |                |                |                |          |
| <i>Missing Part, Extent : Moderate, Area Affected : 5%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : Isolated Missing Stone Facing</i>                     |                |                      |                |                    |                |                |                |          |
| Piles and Bracing   |                |                      |                |                    |                |                |                |          |
| Not Accessible  | 100%           |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>        |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Repair Currently Underway</i>                      |                |                      |                |                    |                |                |                |          |
| Lowlevel Pile Caps  |                |                      |                |                    |                |                |                |          |
| Timber  | 1%             | Now                  | \$7,100        | LIFE               | **             |                |                |          |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |
| Not Accessible  | 99%            |                      |                |                    |                |                |                |          |
| Backfill  |                |                      |                |                    |                |                |                |          |
| Fill  |                |                      |                |                    |                |                |                |          |
| Not Accessible  | 100%           |                      |                |                    |                |                |                |          |
| Surface   |                |                      |                |                    |                |                |                |          |
| Asphalt Pavers  | 58%            |                      |                | 2036               | **             | 5              | \$10,800       |          |
| <i>Settlement, Extent : Light, Area Affected : 5%</i>               |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |
| Asphalt Pavers  | 2%             | 0-2                  | \$16,400       | 2036               | **             | 5              | \$200          |          |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : North Of E. 51st Street</i>                           |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Uplift</i>   |                |                      |                |                    |                |                |                |          |
| Concrete  | 15%            |                      |                | 2036               | **             | 5              | \$2,800        |          |
| <i>Cracking, Extent : Moderate, Area Affected : 5%</i>              |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>  |                |                      |                |                    |                |                |                |          |
| No Component  | 25%            |                      |                |                    |                |                |                |          |
| 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**RELIEVING PLATFORM**  
**Asset # : 1748**

| Bulkheads  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|--|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                    | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Deck Elements  |                |                      |                |                    |                |                |                |          |
| Railing  |                |                      |                |                    |                |                |                |          |
| Fencing  | 50%            |                      |                | 2028               | * *            | 3              | \$300          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Along Fdr Drive South Of E. 51st St</i>          |                |                      |                |                    |                |                |                |          |
| <i>Explanation : On Top Of Parapet Wall</i>                    |                |                      |                |                    |                |                |                |          |
| Steel  | 49%            |                      |                | 2025               | \$746,800      |                |                |          |
| <i>Corrosion, Extent : Light, Area Affected : 10%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                   |                |                      |                |                    |                |                |                |          |
| Steel  | 1%             | 2-4                  | \$7,600        | 2025               | \$15,200       |                |                |          |
| <i>Corrosion, Extent : Severe, Area Affected : 50%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : At E. 53rd St</i>                                |                |                      |                |                    |                |                |                |          |
| Parapet  |                |                      |                |                    |                |                |                |          |
| Concrete   | 50%            |                      |                | 2028               | * *            |                |                |          |
| <i>Cracking, Extent : Light, Area Affected : 2%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : South Of E. 51st St Throughout</i>               |                |                      |                |                    |                |                |                |          |
| No Component   | 50%            |                      |                |                    |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : RELIEVING PLATFORM BULKHEAD  
**Address** : W 202ND TO W 203RD ST HARLEM RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR060.000 / 13802 **Yr Built/Renovated** :  
**Linear Ft** : 260 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 21-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2184 **Lot** : 40 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$270,200             | \$60,800              |
| <b>Total</b>      | <b>\$270,200</b>      | <b>\$60,800</b>       |
| Importance Code A | \$225,000             |                       |
| Importance Code B | \$45,200              | \$60,800              |
| <b>Total</b>      | <b>\$270,200</b>      | <b>\$60,800</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$27,500        |                |                |                |
| <b>Total</b>      | <b>\$27,500</b> |                |                |                |
| Importance Code A | \$26,400        |                |                |                |
| Importance Code B | \$1,100         |                |                |                |
| <b>Total</b>      | <b>\$27,500</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**RELIEVING PLATFORM BULKHEAD**  
**Asset # : 13802**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top<br>Concrete   | 95%               | 4+                       | \$163,300             | LIFE                      | **                    | 5                  | \$900                 |                 |
| <i>Cracking, Extent : Severe, Area Affected : 5%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stations 0+90, 1+70, And 2+10 (From North)</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Tidal Zone In Bottom 2 Feet Of Concrete Along Full Length Of Wall</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Isolated Map Cracking</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone   | 5%                | Now                      | \$26,400              | LIFE                      | **                    |                    |                       |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Failed Stone Masonry Wall At North End Of Platform</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing<br>Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Pile Caps<br>Timber  | 10%               | 4+                       | \$61,600              | LIFE                      | **                    | 4                  | \$200                 |                 |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Eastern Ends Of Pile Caps</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill<br>Gravel   | 5%                | Now                      | \$1,100               | 2039                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Stone Masonry Wall At North End Of Asset</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Fill Loss Due To Failed Wall</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Surface<br>Concrete  | 30%               |                          |                       | 2037                      | **                    | 5                  | \$900                 |                 |
| Not Accessible   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wales and Chocks<br>Timber   | 100%              | Now                      | \$45,200              | 2039                      | **                    | 4                  | \$14,100              |                 |
| <i>Broken, Extent : Severe, Area Affected : 10%</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing<br>Fencing   | 75%               |                          |                       | 2022                      | \$10,300              | 3                  | \$100                 |                 |
| <i>Corrosion, Extent : Light, Area Affected : 75%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 25%               |                          |                       | 2023                      | \$60,800              |                    |                       |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 5%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Three Nuts Missing From Fence Anchor Bolts</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : RELIEVING PLATFORM E. 32ND TO E. 34TH STS.  
**Address** : EAST RIVER, 32ND ST TO 34TH ST SS HELIPORT TO NS OF PARKING LOT  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.063 / 4084 **Yr Built/Renovated** :  
**Linear Ft** : 512 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 28-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 962 **Lot** : 50 **BIN** :

**CAPITAL**

**Total**  
 Importance Code  
**Total**

| EXPENSE           | FY 2018         | FY 2019 | FY 2020 | FY 2021        |
|-------------------|-----------------|---------|---------|----------------|
| Bulkheads         | \$78,900        |         |         | \$2,900        |
| <b>Total</b>      | <b>\$78,900</b> |         |         | <b>\$2,900</b> |
| Importance Code A | \$51,100        |         |         |                |
| Importance Code B | \$27,800        |         |         | \$2,900        |
| <b>Total</b>      | <b>\$78,900</b> |         |         | <b>\$2,900</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**RELIEVING PLATFORM E. 32ND TO E. 34TH STS.**

**Asset # : 4084**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top       |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 2%   | 4+                       | \$20,800              | LIFE                      |                       | **                 |                       |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 25%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Located 130 Ft And 160 Ft From North End</i>           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Located 130 Ft And 160 Ft From North End</i>           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Moderate, Area Affected : 25%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Located 130 Ft And 160 Ft From North End</i>           |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 38%  |                          |                       | LIFE                      |                       | **                 | 10                    |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Erosion, Extent : Light, Area Affected : 10%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 60%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%   | Now                      | \$30,300              | LIFE                      |                       | **                 | 4                     | \$200           |
|                              | <i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Along Bulkhead Face Throughout</i>                     |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 95%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 100%   |                          |                       | 2036                      |                       | **                 | 5                     | \$5,800         |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Settlement, Extent : Light, Area Affected : 10%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>                |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>                 |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 10%  | 4+                       | \$9,400               | 2042                      |                       | **                 | 4                     | \$1,200         |
|                              | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Within Tidal Zone</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 10%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |  |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
RELIEVING PLATFORM E. 32ND TO E. 34TH STS.**

**Asset # : 4084**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Deck Elements                |   |                          |                       |                           |                       |                    |                       |                 |
| Parapet                      |   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 25%   |                          |                       | 2028                      |                       | * *                |                       |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 5%  | 2-4                      | \$18,400              | 2032                      |                       | * *                |                       |                 |
|                              | <i>Broken, Extent : Severe, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Located At North End, 48 Ft From North End, And 154 Ft To 164 Ft From North End</i> |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **RELIEVING PLATFORM AND REVETMENT (SURROUNDED BY CONCRETE BLOCK)**  
 Address : **MASPETH CREEK AT 58-26 47TH STREET**  
 Borough : **QUEENS** Agency's Number : **N/A**  
 Program / Asset # : **DBSR035.000 / 13481** Yr Built/Renovated :  
 Linear Ft : **265** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **22-Sep-2015** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2601** Lot : **25** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$168,200             |                       |
| <b>Total</b>      | <b>\$168,200</b>      |                       |
| Importance Code A | \$87,600              |                       |
| Importance Code B | \$80,600              |                       |
| <b>Total</b>      | <b>\$168,200</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$27,000        |                | \$400          |                |
| <b>Total</b>      | <b>\$27,000</b> |                | <b>\$400</b>   |                |
| Importance Code A | \$500           |                |                |                |
| Importance Code B | \$3,600         |                | \$400          |                |
| Importance Code C | \$22,900        |                |                |                |
| <b>Total</b>      | <b>\$27,000</b> |                | <b>\$400</b>   |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**RELIEVING PLATFORM AND REVETMENT (SURROUNDED BY CONCRETE BLOCK)**

**Asset # : 13481**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 50%               |                          |                       | LIFE                      | **                    | 5-10               | \$1,000               |                 |
| Concrete  | 20%               | Now                      | \$87,600              | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At North End And At Outfall</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated And At North End</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated And At North End</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 30%               | 4+                       | \$22,900              | LIFE                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 40%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout; North End Of Asset</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Poorly Graded And Installed</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Lowlevel Pile Caps</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel  | 10%               | Now                      | \$2,300               | 2042                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Northern End Of Pile Supported Wall</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Sinkhole/ Fill Loss</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 70%               |                          |                       | 2025                      | \$9,800               | 5                  | \$900                 |                 |
| Topsoil   | 10%               | Now                      | \$1,400               | 2027                      | \$1,400               | 5                  | \$100                 |                 |
| <i>Settlement, Extent : Severe, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At North End Of Pile Supported Wall And Isolated Throughout</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 70%               | Now                      | \$80,600              | 2042                      | **                    | 4                  | \$10,100              |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Missing Along Relieving Platform</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVETMENT  
**Address** : RICHMOND TERR FROM CLINTON AVE TO TYSEN STREET  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DBS0037.000 / 13930 **Yr Built/Renovated** :  
**Linear Ft** : 145 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 18-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 68 **Lot** : 40 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                | \$300          |                |                |
| <b>Total</b>      |                | <b>\$300</b>   |                |                |
| Importance Code B |                | \$300          |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVETMENT**  
**Asset # : 13930**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural<br>Revetment<br>Stone  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$900                 |                 |
| <i>Settlement, Extent : Light, Area Affected : 5%</i><br><i>Location : Isolated Throughout</i><br><i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Throughout</i><br><i>Explanation : Non-engineered Revetment</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Backfill<br>Fill<br>Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Surface<br>Topsoil  | 100%              |                          |                       | 2024                      | \$7,600               | 5                  | \$700                 |                 |
| <i>Erosion, Extent : Light, Area Affected : 5%</i><br><i>Location : Isolated Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVTMENT  
**Address** : RICHMOND TERR FROM 100FT WEST OF TYSEN ST TO E SNUG HARBOR RD  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DBS0038.000 / 13931 **Yr Built/Renovated** :  
**Linear Ft** : 1,195 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 18-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 68 **Lot** : 35 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$397,000             | \$9,400               |
| <b>Total</b>      | <b>\$397,000</b>      | <b>\$9,400</b>        |
| Importance Code B | \$53,500              | \$9,400               |
| Importance Code C | \$343,500             |                       |
| <b>Total</b>      | <b>\$397,000</b>      | <b>\$9,400</b>        |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$9,400        |                |                | \$2,400        |
| <b>Total</b>      | <b>\$9,400</b> |                |                | <b>\$2,400</b> |
| Importance Code B | \$9,400        |                |                | \$2,400        |
| Importance Code C |                |                |                |                |
| <b>Total</b>      | <b>\$9,400</b> |                |                | <b>\$2,400</b> |



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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT**  
**Asset # : 13931**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Revtment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$4,300               |                 |
| <i>Settlement, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Near Western End Of Asset</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Non-engineered Revtment</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 40%               | 4+                       | \$343,500             | LIFE                      | **                    | 5                  | \$2,900               |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sections Totaling 475 Feet</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 15%               | 4+                       | \$9,400               | 2026                      | \$9,400               | 5                  | \$400                 |                 |
| <i>Erosion, Extent : Light, Area Affected : 5%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 85%               |                          |                       | 2021                      | \$53,500              | 5                  | \$4,800               |                 |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **REVETMENT**  
 Address : **EAST RIVER /FOOT OF METROPOLITAN AVE AND RIVER STREET**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBS0039.000 / 13951** Yr Built/Renovated :  
 Linear Ft : **64** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **16-Sep-2014** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2355** Lot : **20** BIN :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$14,100        |                |                |                |
| <b>Total</b>      | <b>\$14,100</b> |                |                |                |
| Importance Code B | \$14,100        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$14,100</b> |                |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT**  
**Asset # : 13951**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Revtment                     |   |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 100%  |                          |                       | LIFE                      | **                    | 5                  | \$400                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 2%</i>        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 25 Feet From North</i>                                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Outfall</i>  |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%  |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 10%   | Now                      | \$600                 | 2041                      | **                    | 5                  |                       |                 |
|                              | <i>Broken, Extent : Severe, Area Affected : 50%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Sinkhole Around Storm Drain</i>                       |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 60%   | 0-2                      | \$13,500              | 2041                      | **                    | 5                  | \$200                 |                 |
|                              | <i>Settlement, Extent : Severe, Area Affected : 100%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Undermining Along Abandoned Sidewalk, Full Length</i> |                          |                       |                           |                       |                    |                       |                 |
| Gravel                       | 30%   |                          |                       | 2035                      | **                    | 2-5                | \$100                 |                 |

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVETMENT  
**Address** : ALONG FLATBUSH FROM KINGS PLAZA SOUTH TO PILE SUPPORTED WALL  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0052.000 / 14013 **Yr Built/Renovated** :  
**Linear Ft** : 505 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 25-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8470 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$344,800             |                       |
| <b>Total</b>      | <b>\$344,800</b>      |                       |
| Importance Code C | \$344,800             |                       |
| <b>Total</b>      | <b>\$344,800</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$8,000        |                |                |                |
| <b>Total</b>      | <b>\$8,000</b> |                |                |                |
| Importance Code B | \$8,000        |                |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</b>      | <b>\$8,000</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT**  
**Asset # : 14013**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 15%               | Now                      | \$54,400              | LIFE                      | **                    | 5                  | \$500                 |                 |
| <i>Erosion, Extent : Severe, Area Affected : 25%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loss Of Soil At Top Of Revetment</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 25%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Missing Stone</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 80%               | 4+                       | \$290,300             | LIFE                      | **                    | 5                  | \$2,400               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Improper Slope; Loss Of Topsoil</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Topsoil Compacted Haul Ramp Placed Over Original Revetment</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 15%               | Now                      | \$6,400               | 2052                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 40%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Fill Eroding At The Top Of The Revetment</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 85%               |                          |                       | 2022                      | \$22,600              | 5                  | \$2,000               |                 |
| Topsoil   | 15%               | Now                      | \$1,600               | 2023                      | \$4,000               | 5                  | \$200                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 10%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Located At Top Of Revetment Throughout And In Area Of Backfill Loss</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVTMENT /EAST AND WEST OF BALLPARK WHARF  
**Address** : WEST END OF FERRY TERMINAL WEST  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0060.000 / 13925 **Yr Built/Renovated** :  
**Linear Ft** : 2,920 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 03-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 20 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$2,037,800           | \$411,300             |
| <b>Total</b>      | <b>\$2,037,800</b>    | <b>\$411,300</b>      |
| Importance Code B | \$157,900             | \$411,300             |
| Importance Code C | \$1,879,800           |                       |
| <b>Total</b>      | <b>\$2,037,800</b>    | <b>\$411,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$32,500        | \$3,800        | \$1,300        |                |
| <b>Total</b>      | <b>\$32,500</b> | <b>\$3,800</b> | <b>\$1,300</b> |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$32,500        | \$3,800        | \$1,300        |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$32,500</b> | <b>\$3,800</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT /EAST AND WEST OF BALLPARK WHARF**  
**Asset # : 13925**

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Structural</b>  |            |                   |                |                    |                |             |                |          |
| Coping/Curb Concrete   | 70%        | Now               | \$410,900      | LIFE               | **             | 5           | \$1,900        |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Undermined And Unsupported For Full Length</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Undermined</i>  |            |                   |                |                    |                |             |                |          |
| No Component   | 30%        |                   |                |                    |                |             |                |          |
| <b>Gravity Wall</b>  |            |                   |                |                    |                |             |                |          |
| Concrete   | 30%        |                   |                | LIFE               | **             | 5           | \$3,500        |          |
| No Component   | 70%        |                   |                |                    |                |             |                |          |
| <b>Revetment</b>   |            |                   |                |                    |                |             |                |          |
| Stone  | 30%        |                   |                | LIFE               | **             | 5           | \$5,200        |          |
| Stone  | 70%        | 4+                | \$1,468,900    | LIFE               | **             | 5           | \$12,200       |          |
| <i>Other Observation, Extent : Severe, Area Affected : 75%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout West Of Ballpark Wharf And For 80 Feet East Of Wharf</i>    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Inadequate Armor Protection</i>                                     |            |                   |                |                    |                |             |                |          |
| <b>Backfill</b>  |            |                   |                |                    |                |             |                |          |
| <b>Fill</b>  |            |                   |                |                    |                |             |                |          |
| Gravel   | 70%        | Now               | \$104,100      | 2041               | **             | 5           | \$1,900        |          |
| <i>Sinkhole, Extent : Moderate, Area Affected : 20%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Beneath And Behind Concrete Surface West Of Ballpark Wharf</i>         |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 30%        |                   |                |                    |                |             |                |          |
| <b>Surface</b>   |            |                   |                |                    |                |             |                |          |
| Asphalt  | 3%         |                   |                | 2035               | **             | 5           | \$1,000        |          |
| Asphalt  | 2%         | Now               | \$5,100        | 2041               | **             | 5           | \$300          |          |
| <i>Cracking, Extent : Severe, Area Affected : 25%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Settlement, Extent : Moderate, Area Affected : 75%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Section Of Encroaching Settlement 1700 Feet West Of Ferry Terminal</i> |            |                   |                |                    |                |             |                |          |
| Concrete   | 5%         |                   |                | 2035               | **             | 5           | \$1,700        |          |
| Topsoil  | 55%        |                   |                | 2024               |                | 5           | \$7,500        |          |
| Topsoil  | 35%        | Now               | \$53,800       | 2026               |                | 5           | \$2,400        |          |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Location : At Sinkholes Inshore Of Concrete Surface West Of Ballpark Wharf</i>    |            |                   |                |                    |                |             |                |          |
| <b>Deck Elements</b>   |            |                   |                |                    |                |             |                |          |
| <b>Railing</b>   |            |                   |                |                    |                |             |                |          |
| Steel  | 10%        | Now               | \$27,300       | 2025               |                |             | \$273,000      |          |
| <i>Missing Part, Extent : Severe, Area Affected : 33%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : 80 Feet Of Temporary Plywood Railing</i>                               |            |                   |                |                    |                |             |                |          |
| No Component   | 90%        |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVTMENT EAST SIDE RIKERS ISLAND BRIDGE  
**Address** : BOWERY BAY AROUND POINT TO 19TH AVE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DSB0053.000 / 14023 **Yr Built/Renovated** :  
**Linear Ft** : 1,740 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 12-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 926 **Lot** : 40 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$250,100             | \$91,600              |
| <b>Total</b>      | <b>\$250,100</b>      | <b>\$91,600</b>       |
| Importance Code B |                       | \$91,600              |
| Importance Code C | \$250,100             |                       |
| <b>Total</b>      | <b>\$250,100</b>      | <b>\$91,600</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$8,300        |                | \$4,100        |                |
| <b>Total</b>      | <b>\$8,300</b> |                | <b>\$4,100</b> |                |
| Importance Code B |                |                | \$4,100        |                |
| Importance Code C | \$8,300        |                |                |                |
| <b>Total</b>      | <b>\$8,300</b> |                | <b>\$4,100</b> |                |



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



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT EAST SIDE RIKERS ISLAND BRIDGE**  
**Asset # : 14023**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Revetment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 80%               |                          |                       | LIFE                      | **                    | 5                  | \$16,700              |                 |
| Stone  | 20%               | 4+                       | \$250,100             | LIFE                      | **                    | 5                  | \$2,100               |                 |
| <i>Erosion, Extent : Severe, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Of Point Adjacent To Creek Near Bridge</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 100%              |                          |                       | 2025                      | \$91,600              | 5                  | \$8,100               |                 |
| <i>Erosion, Extent : Light, Area Affected : 5%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Above Revetment</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 75%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Heavy Vegetation</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD  
**Address** : FOOT OF 65TH STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0051.000 / 13969 **Yr Built/Renovated** :  
**Linear Ft** : 203 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 24-Sep-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5804 **Lot** : 2 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$29,200        | \$200          |                |                |
| <b>Total</b>      | <b>\$29,200</b> | <b>\$200</b>   |                |                |
| Importance Code B |                 | \$200          |                |                |
| Importance Code C | \$29,200        |                |                |                |
| <b>Total</b>      | <b>\$29,200</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVETMENT NORTH SIDE OF 65TH ST. RAIL YARD**  
**Asset # : 13969**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Revetment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 80%               |                          |                       | LIFE                      | **                    | 5                  | \$1,000               |                 |
| Stone  | 20%               | 4+                       | \$29,200              | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Southern 50 Feet Toward Transfer Station</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel   | 100%              |                          |                       | 2039                      | **                    | 2-5                | \$600                 |                 |
| <i>Erosion, Extent : Light, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Above Revetment</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Natural Shoreline Above Revetment</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVETMENT - RIPRAP BULKHEAD  
**Address** : BETWEEN W 220TH ST & W 219TH ST TO SO.OF W 218TH ST HARLEM RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR055.000 / 13793 **Yr Built/Renovated** :  
**Linear Ft** : 615 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 19-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2197 **Lot** : 75 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$149,300             |                       |
| <b>Total</b>      | <b>\$149,300</b>      |                       |
| Importance Code B | \$38,800              |                       |
| Importance Code C | \$110,500             |                       |
| <b>Total</b>      | <b>\$149,300</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$10,400        |                |                |                |
| <b>Total</b>      | <b>\$10,400</b> |                |                |                |
| Importance Code B | \$10,400        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$10,400</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT - RIPRAP BULKHEAD**  
**Asset # : 13793**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural  |                   |                          |                       |                           |                       |                    |                       |                 |
| Revetment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 50%               | 4+                       | \$110,500             | LIFE                      | * *                   | 5                  | \$1,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Typical</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Non-engineered Shoreline Protection. Inadequate Placement. Evidence Of Material Loss</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 50%               |                          |                       | LIFE                      | * *                   | 5                  | \$1,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Typical Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Non-engineered Shoreline Protection</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Backfill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 25%               | Now                      | \$19,400              | 2059                      | * *                   |                    |                       |                 |
| <i>Erosion, Extent : Light, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Revetment Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 25%               | Now                      | \$19,400              | 2059                      | * *                   |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Revetment 150 Feet Near South End</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Surface   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 25%               | Now                      | \$4,900               | 2022                      | \$8,100               | 5                  | \$400                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Revetment Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 50%               |                          |                       | 2023                      | \$16,200              | 5                  | \$1,400               |                 |
| Topsoil   | 25%               | Now                      | \$4,900               | 2022                      | \$8,100               | 5                  | \$400                 |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 150 Feet Near South End</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVETMENT - RIPRAP BULKHEAD  
**Address** : W 206TH TO W 207TH ST HARLEM RIVER,SUB 1 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR056.000 / 13797 **Yr Built/Renovated** :  
**Linear Ft** : 255 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 20-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2187 **Lot** : 20 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$183,300             |                       |
| <b>Total</b>      | <b>\$183,300</b>      |                       |
| Importance Code C | \$183,300             |                       |
| <b>Total</b>      | <b>\$183,300</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$11,700        |                |                |                |
| <b>Total</b>      | <b>\$11,700</b> |                |                |                |
| Importance Code B | \$11,700        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT - RIPRAP BULKHEAD**  
**Asset # : 13797**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Revtment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 65%               | 4+                       | \$119,100             | LIFE                      | **                    | 5                  | \$1,000               |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Non-engineered, Inadequate Placement/ Protection, 50 Percent Conc Debris, 50 Percent Quarry Stone</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 35%               | Now                      | \$64,100              | LIFE                      | **                    | 5                  | \$500                 |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At 206th Street Park And At Mid-asset, Minimal Shoreline Protection, Steeper Than Desired Slope</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 40%               | Now                      | \$10,700              | 2052                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mid-asset And At Southern End Of Asset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Erosion Above Revetment And Under Upland Concrete Slab</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 60%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 15%               | Now                      | \$1,000               | 2022                      | \$2,000               | 5                  | \$100                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Southern end of Asset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 10%               |                          |                       | 2022                      | \$1,300               | 5                  | \$100                 |                 |
| Not Accessible   | 75%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVETMENT - RIPRAP BULKHEAD  
**Address** : W 204TH TO W 205TH ST HARLEM RIVER,SUB 3 OF ASSET TYPE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR057.000 / 13799 **Yr Built/Renovated** :  
**Linear Ft** : 255 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 21-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2185 **Lot** : 36 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$183,300             |                       |
| <b>Total</b>      | <b>\$183,300</b>      |                       |
| Importance Code C | \$183,300             |                       |
| <b>Total</b>      | <b>\$183,300</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$24,100        |                |                |                |
| <b>Total</b>      | <b>\$24,100</b> |                |                |                |
| Importance Code B | \$24,100        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$24,100</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT - RIPRAP BULKHEAD**  
**Asset # : 13799**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural                   |                   |  |                       |                           |                       |                    |                       |                 |
| Coping/Curb                  |                   |  |                       |                           |                       |                    |                       |                 |
| Concrete                     | 25%               |  |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              |                   | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : New Concrete Curb At Southern End Of Asset</i>                           |                       |                           |                       |                    |                       |                 |
| No Component                 | 75%               |  |                       |                           |                       |                    |                       |                 |
| Revtment                     |                   |  |                       |                           |                       |                    |                       |                 |
| Stone                        | 100%              | Now  | \$183,300             | LIFE                      | **                    | 5                  | \$1,500               |                 |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                        |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris</i> |                       |                           |                       |                    |                       |                 |
| Backfill                     |                   |  |                       |                           |                       |                    |                       |                 |
| Fill                         |                   |  |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 20%               | Now  | \$10,700              | 2064                      | **                    |                    |                       |                 |
|                              |                   | <i>Erosion, Extent : Moderate, Area Affected : 100%</i>                                |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Slope Instability</i>   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 80%               |  |                       |                           |                       |                    |                       |                 |
| Surface                      |                   |  |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 100%              | 4+   | \$13,400              | 2024                      | \$13,400              | 5                  | \$600                 |                 |
|                              |                   | <i>Erosion, Extent : Moderate, Area Affected : 30%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **REVETMENT - RIPRAP BULKHEAD**  
 Address : **W 203 TO W 204 ST, HARLEM RIVER SUB 4 OF ASSET TYPE, SUB 1 OF BL**  
 Borough : **MANHATTAN** Agency's Number : **N/A**  
 Program / Asset # : **DBSR058.000 / 13800** Yr Built/Renovated :  
 Linear Ft : **225** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **21-Nov-2012** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2185** Lot : **10** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$161,700             |                       |
| <b>Total</b>      | <b>\$161,700</b>      |                       |
| Importance Code C | \$161,700             |                       |
| <b>Total</b>      | <b>\$161,700</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$30,800        |                |                |                |
| <b>Total</b>      | <b>\$30,800</b> |                |                |                |
| Importance Code B | \$30,800        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$30,800</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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
 REVETMENT - RIPRAP BULKHEAD  
 Asset # : 13800**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural<br>Revetment<br>Stone   | 100%              | Now                      | \$161,700             | LIFE                      | * *                   | 5                  | \$1,300               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Non-engineered, Inadequate Placement/ Protection, Concrete Debris</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Backfill<br>Fill<br>Topsoil  | 40%               | 4+                       | \$18,900              | 2064                      | * *                   |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Slope Exposure And Instability</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 60%               |                          |                       |                           |                       |                    |                       |                 |
| Surface<br>Topsoil   | 55%               | Now                      | \$6,500               | 2024                      | \$6,500               | 5                  | \$300                 |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 45%               | 4+                       | \$5,300               | 2024                      | \$5,300               | 5                  | \$200                 |                 |
| <i>Erosion, Extent : Light, Area Affected : 30%</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL**  
 Address : **W 160 TO W 166TH ST HARLEM RIVER, SUB 6 OF BL**  
 Borough : **MANHATTAN** Agency's Number : **N/A**  
 Program / Asset # : **DBSR076.000 / 13820** Yr Built/Renovated :  
 Linear Ft : **1,145** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **04-Dec-2012** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2106** Lot : **997** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$48,200              |
| <b>Total</b>      |                       | <b>\$48,200</b>       |
| Importance Code B |                       | \$48,200              |
| <b>Total</b>      |                       | <b>\$48,200</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$18,400        |                |                |                |
| <b>Total</b>      | <b>\$18,400</b> |                |                |                |
| Importance Code B | \$10,100        |                |                |                |
| Importance Code C | \$8,200         |                |                |                |
| <b>Total</b>      | <b>\$18,400</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVETMENT - RIPRAP NO END OVER LAPS GRAVITY WALL**  
**Asset # : 13820**

| System<br>Component<br>Type | Current Repair   |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|--|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural                  |  |                      |                |                    |                |                |                |          |
| Revetment                   |  |                      |                |                    |                |                |                |          |
| Stone                       | 80%  |                      |                | LIFE               | **             | 5              | \$5,500        |          |
| Stone                       | 15%  |                      |                | LIFE               | **             | 5              | \$1,000        |          |
|                             | <i>Settlement, Extent : Light, Area Affected : 40%</i>   |                      |                |                    |                |                |                |          |
|                             | <i>Location : From 160 Feet To 340 Feet From South Outfalls, And At 1180 Feet To 1215 Feet At North End</i>  |                      |                |                    |                |                |                |          |
| Stone                       | 5%   | 4+                   | \$8,200        | LIFE               | **             | 5              | \$300          |          |
|                             | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Inshore Of Outfalls 400 Feet And 800 Feet From South. Sinkholes At 572 Feet And 590 Feet From South. Sliding Of Revetment At 430 Feet And 850 Feet From South.</i> |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Sliding/ Erosion With Inadequate Protection</i>   |                      |                |                    |                |                |                |          |
| Backfill                    |  |                      |                |                    |                |                |                |          |
| Fill                        |  |                      |                |                    |                |                |                |          |
| Topsoil                     | 5%   | Now                  | \$7,200        | 2064               | **             |                |                |          |
|                             | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Erosion Of Fill Inshore Of Outfalls</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Erosion</i>   |                      |                |                    |                |                |                |          |
| Not Accessible              | 95%  |                      |                |                    |                |                |                |          |
| Surface                     |  |                      |                |                    |                |                |                |          |
| Topsoil                     | 75%  |                      |                | 2023               | \$45,200       | 5              | \$4,000        |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>   |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Heavy Vegetation</i>  |                      |                |                    |                |                |                |          |
| Topsoil                     | 5%   | Now                  | \$900          | 2024               | \$3,000        | 5              | \$100          |          |
|                             | <i>Erosion, Extent : Severe, Area Affected : 100%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Inshore Of Outfalls</i>  |                      |                |                    |                |                |                |          |
| No Component                | 20%  |                      |                |                    |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **REVTMENT #1**  
 Address : **ALONG BANK STREET FROM ST PETERS PLACE WEST**  
 Borough : **STATEN ISLAND** Agency's Number : **N/A**  
 Program / Asset # : **DGS0061.000 / 13927** Yr Built/Renovated :  
 Linear Ft : **524** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **16-Dec-2014** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2** Lot : **800** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$415,100             |                       |
| <b>Total</b>      | <b>\$415,100</b>      |                       |
| Importance Code B | \$38,600              |                       |
| Importance Code C | \$376,600             |                       |
| <b>Total</b>      | <b>\$415,100</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|----------------|----------------|----------------|-----------------|
| Bulkheads         | \$9,700        |                |                | \$18,700        |
| <b>Total</b>      | <b>\$9,700</b> |                |                | <b>\$18,700</b> |
| Importance Code B | \$9,700        |                |                | \$18,700        |
| Importance Code C |                |                |                |                 |
| <b>Total</b>      | <b>\$9,700</b> |                |                | <b>\$18,700</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT #1**  
**Asset # : 13927**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Revtment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 65%               | 4+                       | \$244,800             | LIFE                      | **                    | 5                  | \$2,000               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Insufficient Armor</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 35%               | Now                      | \$131,800             | LIFE                      | **                    | 5                  | \$1,100               |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Revtment Failure At Sections Throughout</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 35%               | Now                      | \$38,600              | 2066                      | **                    |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 70%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sloughing At Areas Of Revtment Failure</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 65%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 65%               |                          |                       | 2021                      | \$17,900              | 5                  | \$1,600               |                 |
| Topsoil  | 35%               | Now                      | \$9,700               | 2026                      | \$9,700               | 5                  | \$400                 |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sloughing At Areas Of Revtment Failure, Up To Sidewalk</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVTMENT #2  
**Address** : ALONG BANK STREET MIDWAY BN ST PETERS & WESTERVELT  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0062.000 / 13928 **Yr Built/Renovated** :  
**Linear Ft** : 256 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 801 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$184,000             |                       |
| <b>Total</b>      | <b>\$184,000</b>      |                       |
| Importance Code C | \$184,000             |                       |
| <b>Total</b>      | <b>\$184,000</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$20,200        | \$9,900        |                |                |
| <b>Total</b>      | <b>\$20,200</b> | <b>\$9,900</b> |                |                |
| Importance Code B | \$20,200        | \$9,900        |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$20,200</b> | <b>\$9,900</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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT #2**  
**Asset # : 13928**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural<br>Revtment<br>Stone  | 100%              | Now                      | \$184,000             | LIFE                      | * *                   | 5                  | \$1,500               |                 |
| <i>Progressing Scour, Extent : Severe, Area Affected : 5%</i><br><i>Location : 40 Feet East Of Lighpole #R007646, Undermining Sidewalk</i><br><i>Other Observation, Extent : Severe, Area Affected : 100%</i><br><i>Location : Throughout</i><br><i>Explanation : Insufficient Armor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Backfill<br>Fill<br>Topsoil  | 30%               | Now                      | \$16,100              | 2066                      | * *                   |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i><br><i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Surface<br>Topsoil   | 70%               |                          |                       | 2019                      | \$9,400               | 5                  | \$800                 |                 |
| Topsoil  | 30%               | Now                      | \$4,000               | 2026                      | \$4,000               | 5                  | \$200                 |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i><br><i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVTMENT & GABION WALL NORTH OF NICKS LOBSTER HOUSE  
**Address** : 2777 FLATBUSH AVE. MILL BASIN  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.064 / 18 **Yr Built/Renovated** :  
**Linear Ft** : 705 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 09-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8591 **Lot** : 980 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$4,700        |                |                | \$3,200        |
| <b>Total</b>      | <b>\$4,700</b> |                |                | <b>\$3,200</b> |
| Importance Code A | \$100          |                |                | \$100          |
| Importance Code B |                |                |                | \$3,100        |
| Importance Code C | \$4,600        |                |                |                |
| <b>Total</b>      | <b>\$4,700</b> |                |                | <b>\$3,200</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT & GABION WALL NORTH OF NICKS LOBSTER HOUSE**  
**Asset # : 18**

| System<br>Component<br>Type | Current Repair |  | Future Replacement |            | Maintenance    |                | Priority |
|-----------------------------|----------------|--|--------------------|------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years)   | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| Structural                  |                |  |                    |            |                |                |          |
| Coping/Curb                 |                |  |                    |            |                |                |          |
| Concrete                    | 60%            |  |                    | LIFE       | **             | 5-10           | \$800    |
|                             |                | <i>Spalling, Extent : Light, Area Affected : 20%</i>           |                    |            |                |                |          |
|                             |                | <i>Location : Along Offshore Face</i>                          |                    |            |                |                |          |
| No Component                | 40%            |  |                    |            |                |                |          |
| Gravity Wall                |                |  |                    |            |                |                |          |
| Stone Gabion                | 60%            |  |                    | LIFE       | **             | 3              | \$500    |
| No Component                | 40%            |  |                    |            |                |                |          |
| Revetment                   |                |  |                    |            |                |                |          |
| Stone                       | 100%           |  |                    | LIFE       | **             | 5              | \$8,400  |
| Backfill                    |                |  |                    |            |                |                |          |
| Fill                        |                |  |                    |            |                |                |          |
| Not Accessible              | 100%           |  |                    |            |                |                |          |
| Surface                     |                |  |                    |            |                |                |          |
| Asphalt                     | 60%            |  |                    | 2036       | **             | 5              | \$4,800  |
|                             |                | <i>Settlement, Extent : Light, Area Affected : 5%</i>          |                    |            |                |                |          |
|                             |                | <i>Location : Near Southern Drain</i>                          |                    |            |                |                |          |
| Topsoil                     | 40%            |  |                    | 2026       | \$14,800       | 5              | \$1,300  |
|                             |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |            |                |                |          |
|                             |                | <i>Location : Throughout</i>                                   |                    |            |                |                |          |
|                             |                | <i>Explanation : Heavy Vegetation</i>                          |                    |            |                |                |          |
| Deck Elements               |                |  |                    |            |                |                |          |
| Railing                     |                |  |                    |            |                |                |          |
| Guard Rail                  | 60%            |  |                    | LIFE       | **             |                |          |
|                             |                | <i>Broken, Extent : Light, Area Affected : 20%</i>             |                    |            |                |                |          |
|                             |                | <i>Location : One Location With Broken Support Pole</i>        |                    |            |                |                |          |
|                             |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |            |                |                |          |
|                             |                | <i>Location : Throughout</i>                                   |                    |            |                |                |          |
|                             |                | <i>Explanation : With Fencing</i>                              |                    |            |                |                |          |
| No Component                | 40%            |  |                    |            |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVETMENT & TIMBER SHEET PILES  
**Address** : HARLEM RIVER, N SIDE OF 9TH AVE TO BWAY BRDG, N OF STEEL PILES  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR053.000 / 13791 **Yr Built/Renovated** :  
**Linear Ft** : 531 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Oct-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2215 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$738,600             |                       |
| <b>Total</b>      | <b>\$738,600</b>      |                       |
| Importance Code A | \$398,000             |                       |
| Importance Code B | \$111,600             |                       |
| Importance Code C | \$229,000             |                       |
| <b>Total</b>      | <b>\$738,600</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$28,000        |                |                |                |
| <b>Total</b>      | <b>\$28,000</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$28,000        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$28,000</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT & TIMBER SHEET PILES**  
**Asset # : 13791**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Revetment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 60%               | 4+                       | \$229,000             | LIFE                      | **                    | 5                  | \$1,900               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Insufficient Armor Stone</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 40%               | Now                      | \$398,000             | LIFE                      | **                    | 4                  | \$4,000               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From Broadway Bridge South</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 100%              | Now                      | \$111,600             | 2066                      | **                    |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 100%              | Now                      | \$28,000              | 2026                      | \$28,000              | 5                  | \$1,200               |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

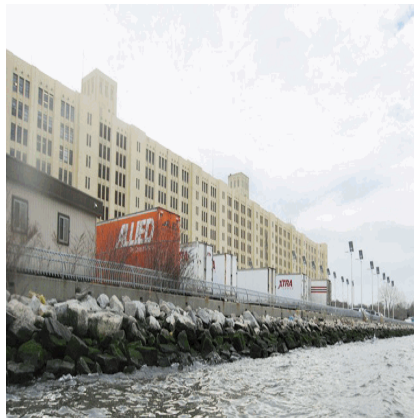
Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVTMENT AT BKLYN ARMY TERMINAL  
**Address** : ADJACENT HARBOR CHARLIE TO SOUTHSIDE OF PIER 4  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR051.000 / 13646 **Yr Built/Renovated** : 1997 /  
**Linear Ft** : 915 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5778 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$85,500              | \$855,500             |
| <b>Total</b>      | <b>\$85,500</b>       | <b>\$855,500</b>      |
| Importance Code B | \$85,500              | \$855,500             |
| <b>Total</b>      | <b>\$85,500</b>       | <b>\$855,500</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$24,100        |                |                |                |
| <b>Total</b>      | <b>\$24,100</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$24,100        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$24,100</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVETMENT AT BKLYN ARMY TERMINAL**  
**Asset # : 13646**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Revetment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$5,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Displaced Stone. Isolated Location With Exposed Filter Fabric</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sheet Piles  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 2%                |                          |                       | LIFE                      | * *                   |                    |                       |                 |
| Not Accessible   | 98%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Pile Caps  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 100%              |                          |                       | LIFE                      | * *                   | 5                  | \$2,800               |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Light, Area Affected : 5%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Sheet Bulkhead Adjacent Inland Of Revetment</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Surface  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 75%               |                          |                       | 2033                      | * *                   | 5                  | \$7,800               |                 |
| <i>Settlement, Extent : Light, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Typical Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn, Extent : Light, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Typical Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 25%               | 2-4                      | \$20,200              | 2039                      | * *                   | 5                  | \$1,300               |                 |
| <i>Settlement, Extent : Severe, Area Affected : 10%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Northern End 30 Feet Long</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Behind Bulkhead Line</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Settlement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 100%              | 2-4                      | \$85,500              | 2023                      | \$855,500             |                    |                       |                 |
| <i>Broken, Extent : Light, Area Affected : 5%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 630 Feet From North End</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 25%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout At Baseplates</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVTMENT BEHIND SCHOOL  
**Address** : CONEY ISLAND CREEK W 23RD ST TO W 25TH ST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0026.050 / 2893 **Yr Built/Renovated** :  
**Linear Ft** : 630 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 29-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6965 **Lot** : 100 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$519,000             |                       |
| <b>Total</b>      | <b>\$519,000</b>      |                       |
| Importance Code B | \$66,200              |                       |
| Importance Code C | \$452,800             |                       |
| <b>Total</b>      | <b>\$519,000</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$33,200        |                |                |                |
| <b>Total</b>      | <b>\$33,200</b> |                |                |                |
| Importance Code B | \$33,200        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$33,200</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.



**DEPT. OF SMALL BUSINESS SERV. - 801  
 REVETMENT BEHIND SCHOOL  
 Asset # : 2893**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural<br>Revetment<br>Stone  | 100%              | Now                      | \$452,800             | LIFE                      | **                    | 5                  | \$3,800               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i><br><i>Location : At Back Of Revetment</i><br><i>Explanation : Stone Missing, Bank Erosion</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Backfill<br>Fill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 50%               |                          |                       | 2030                      | **                    | 10                 |                       |                 |
| Topsoil   | 50%               | 4+                       | \$66,200              | 2067                      | **                    |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 50%</i><br><i>Location : Erosion Of Bank</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Surface<br>Topsoil  | 100%              | Now                      | \$33,200              | 2027                      | \$33,200              | 5                  | \$1,500               |                 |
| <i>Erosion, Extent : Severe, Area Affected : 60%</i><br><i>Location : Erosion Of Bank</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : REVTMENT N SIDE MACOMBS BRIDGE BULKHEAD  
**Address** : W157 TO NO. SIDE MACOMBS BRIDGE BRIDGE SUB 2 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGSP053.000 / 13822 **Yr Built/Renovated** :  
**Linear Ft** : 570 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2105 **Lot** : 51 **BIN** :

| CAPITAL           | FY 2018 - 2021 | FY 2022 - 2027   |
|-------------------|----------------|------------------|
| Bulkheads         |                | \$532,900        |
| <b>Total</b>      |                | <b>\$532,900</b> |
| Importance Code B |                | \$532,900        |
| <b>Total</b>      |                | <b>\$532,900</b> |

| EXPENSE           | FY 2018         | FY 2019 | FY 2020 | FY 2021 |
|-------------------|-----------------|---------|---------|---------|
| Bulkheads         | \$49,500        |         |         |         |
| <b>Total</b>      | <b>\$49,500</b> |         |         |         |
| Importance Code A |                 |         |         |         |
| Importance Code B | \$29,100        |         |         |         |
| Importance Code C | \$20,500        |         |         |         |
| <b>Total</b>      | <b>\$49,500</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT N SIDE MACOMBS BRIDGE BULKHEAD**

**Asset # : 13822**

| <b>Bulkheads</b>     |   | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|----------------------|---|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>        | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Structural</b>    |   |                       |                          |                           |                |                       |                    |                       |
|                      | Gravity Wall  |                       |                          |                           |                |                       |                    |                       |
|                      | Concrete  | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$2,300               |
|                      | Revetment   |                       |                          |                           |                |                       |                    |                       |
|                      | Stone   | 95%                   |                          |                           | LIFE           | **                    | 5                  | \$3,200               |
|                      | Stone   | 5%                    | Now                      | \$20,500                  | LIFE           | **                    | 5                  | \$200                 |
|                      | <i>Missing Part, Extent : Moderate, Area Affected : 5%</i>  |                       |                          |                           |                |                       |                    |                       |
|                      | <i>Location : Failed/ Missing Revetment At Southern 15 Feet Of Asset. Isolated Areas Of Undermining At Top Of Revetment From 15 - 30 Feet, 367 - 382 Feet, And 540 - 570 Feet From South.</i> |                       |                          |                           |                |                       |                    |                       |
|                      | <i>Other Observation, Extent : Severe, Area Affected : 2%</i>   |                       |                          |                           |                |                       |                    |                       |
|                      | <i>Location : 600 Feet From North</i>   |                       |                          |                           |                |                       |                    |                       |
|                      | <i>Explanation : Displaced Stones</i>   |                       |                          |                           |                |                       |                    |                       |
| <b>Backfill</b>      |   |                       |                          |                           |                |                       |                    |                       |
|                      | Fill  |                       |                          |                           |                |                       |                    |                       |
|                      | Gravel  | 5%                    | Now                      | \$2,400                   | 2039           | **                    | 5                  |                       |
|                      | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |                       |                          |                           |                |                       |                    |                       |
|                      | <i>Location : At Southern 15 Feet Of Asset And At Isolated Location Throughout</i>  |                       |                          |                           |                |                       |                    |                       |
|                      | <i>Explanation : Fill Washed Out Portions Of Revetment</i>  |                       |                          |                           |                |                       |                    |                       |
|                      | Not Accessible  | 95%                   |                          |                           |                |                       |                    |                       |
|                      | Surface   |                       |                          |                           |                |                       |                    |                       |
|                      | Asphalt   | 100%                  |                          |                           | 2037           | **                    | 5                  | \$6,500               |
| <b>Deck Elements</b> |   |                       |                          |                           |                |                       |                    |                       |
|                      | Railing   |                       |                          |                           |                |                       |                    |                       |
|                      | Steel   | 100%                  | 4+                       | \$26,600                  | 2022           | \$532,900             |                    |                       |
|                      | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                       |                          |                           |                |                       |                    |                       |
|                      | <i>Location : Along T/wall</i>  |                       |                          |                           |                |                       |                    |                       |
|                      | <i>Explanation : 100 Percent Coating Loss And Moderate Corrosion</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **REVTMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH**  
 Address : **FLATBUSH AVE. MILL BASIN**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBSR026.061 / 2668** Yr Built/Renovated :  
 Linear Ft : **370** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **15-Sep-2015** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **8470** Lot : **50** BIN :

**CAPITAL**

Total

Importance Code

Total

| EXPENSE           | FY 2018        | FY 2019 | FY 2020 | FY 2021        |
|-------------------|----------------|---------|---------|----------------|
| Bulkheads         | \$2,500        |         |         | \$2,100        |
| <b>Total</b>      | <b>\$2,500</b> |         |         | <b>\$2,100</b> |
| Importance Code A |                |         |         |                |
| Importance Code B |                |         |         | \$2,100        |
| Importance Code C | \$2,500        |         |         |                |
| <b>Total</b>      | <b>\$2,500</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVTMENT- NICKS SOUTH PARKING BET NICKS AND MARINA TO SOUTH**  
**Asset # : 2668**

| Bulkheads             | Current Repair |                   | Future Replacement  |         | Maintenance    |             | Priority       |          |
|-----------------------|----------------|-------------------|---|---------|----------------|-------------|----------------|----------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Structural</b>     |                |                   |   |         |                |             |                |          |
| Coping/Curb           |                |                   |   |         |                |             |                |          |
| Concrete              | 75%            |                   |   | LIFE    | **             | 5-10        | \$500          |          |
| No Component          | 25%            |                   |   |         |                |             |                |          |
| Gravity Wall          |                |                   |   |         |                |             |                |          |
| Stone Gabion          | 15%            |                   |   | LIFE    | **             | 3           | \$100          |          |
| No Component          | 25%            |                   |   |         |                |             |                |          |
| Not Accessible        | 60%            |                   |   |         |                |             |                |          |
| Revetment             |                |                   |   |         |                |             |                |          |
| Stone                 | 100%           |                   |   | LIFE    | **             | 5           | \$4,400        |          |
|                       |                |                   | <i>Erosion, Extent : Moderate, Area Affected : 5%</i>             |         |                |             |                |          |
|                       |                |                   | <i>Location : Isolated</i>  |         |                |             |                |          |
| <b>Backfill</b>       |                |                   |   |         |                |             |                |          |
| Fill                  |                |                   |   |         |                |             |                |          |
| Not Accessible        | 100%           |                   |   |         |                |             |                |          |
| Surface               |                |                   |   |         |                |             |                |          |
| Asphalt               | 25%            |                   |   | 2036    | **             | 5           | \$1,100        |          |
|                       |                |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |         |                |             |                |          |
|                       |                |                   | <i>Location : South End</i>                                       |         |                |             |                |          |
|                       |                |                   | <i>Explanation : Ungraded</i>                                     |         |                |             |                |          |
| Asphalt               | 75%            |                   |   | 2036    | **             | 5           | \$3,200        |          |
|                       |                |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>               |         |                |             |                |          |
|                       |                |                   | <i>Location : Isolated</i>  |         |                |             |                |          |
| <b>Deck Elements</b>  |                |                   |   |         |                |             |                |          |
| Railing               |                |                   |   |         |                |             |                |          |
| Fencing               | 25%            |                   |   | 2028    | **             | 3           |                |          |
| No Component          | 75%            |                   |   |         |                |             |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **REVTMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE**  
 Address : **W 157 TO W 160 ST TWO B&LS NO END IN BL2106.997 SUB 3 OF BL**  
 Borough : **MANHATTAN** Agency's Number : **N/A**  
 Program / Asset # : **DGSP052.010 / 13851** Yr Built/Renovated :  
 Linear Ft : **1,110** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **05-Dec-2012** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **2105** Lot : **51** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$79,800              |                       |
| <b>Total</b>      | <b>\$79,800</b>       |                       |
| Importance Code C | \$79,800              |                       |
| <b>Total</b>      | <b>\$79,800</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$4,700        |                |                |                |
| <b>Total</b>      | <b>\$4,700</b> |                |                |                |
| Importance Code B | \$4,700        |                |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**REVETMENT UNDER HIGH-LEVEL DECK ASSET 13821. HARLEM RIVER DRIVE**  
**Asset # : 13851**

| System<br>Component<br>Type      | Current Repair  |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|----------------------------------|---|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                                  | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Structural<br>Revetment<br>Stone | 90%   |                      |                | LIFE               | **             | 5              | \$6,000        |          |
|                                  | <i>Other Observation, Extent : Severe, Area Affected : 2%</i>   |                      |                |                    |                |                |                |          |
|                                  | <i>Location : At DEP outfall</i>  |                      |                |                    |                |                |                |          |
|                                  | <i>Explanation : Displaced Stones</i>   |                      |                |                    |                |                |                |          |
| Stone                            | 10%   | Now                  | \$79,800       | LIFE               | **             | 5              | \$700          |          |
|                                  | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>   |                      |                |                    |                |                |                |          |
|                                  | <i>Location : At Top Of Revetment Slope Between 360 Feet And 480 Feet; 930 Feet And 945 Feet North Of Southern Limit Of Asset</i> |                      |                |                    |                |                |                |          |
|                                  | <i>Explanation : Fill Loss/ Erosion/ Inadequate Protection</i>  |                      |                |                    |                |                |                |          |
| Backfill<br>Fill<br>Topsoil      | 10%   | Now                  | \$4,700        | 2064               | **             |                |                |          |
|                                  | <i>Erosion, Extent : Moderate, Area Affected : 100%</i>   |                      |                |                    |                |                |                |          |
|                                  | <i>Location : Loss Of Backfill Material At Top Of Revetment Slope</i>   |                      |                |                    |                |                |                |          |
| Not Accessible                   | 90%   |                      |                |                    |                |                |                |          |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **RIVER CAFE RELIEVING PLATFORM**  
 Address : **EAST RIVER WATER STREET & OLD FULTON STREET**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBS0043.000 / 13956** Yr Built/Renovated :  
 Linear Ft : **160** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **17-Sep-2014** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **25** Lot : **1** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$37,400              |
| <b>Total</b>      |                       | <b>\$37,400</b>       |
| Importance Code B |                       | \$37,400              |
| <b>Total</b>      |                       | <b>\$37,400</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$86,400        |                |                | \$6,600        |
| <b>Total</b>      | <b>\$86,400</b> |                |                | <b>\$6,600</b> |
| Importance Code A | \$70,700        |                |                | \$600          |
| Importance Code B | \$15,700        |                |                | \$6,000        |
| <b>Total</b>      | <b>\$86,400</b> |                |                | <b>\$6,600</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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**RIVER CAFE RELIEVING PLATFORM**  
**Asset # : 13956**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top       |   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 15%   | 4+                       | \$23,800              | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              | <i>Cracking, Extent : Moderate, Area Affected : 50%</i>           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Face Of Platform</i>                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 30%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Tidal Zone</i>                                      |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 30%   |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Erosion, Extent : Light, Area Affected : 5%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 10%   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 45%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |   |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%  |                          |                       | 2029                      | **                    | 4                  | \$1,200               |                 |
|                              | <i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 10%   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 85%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |   |                          |                       |                           |                       |                    |                       |                 |
| Steel                        | 5%  | 4+                       | \$27,900              | LIFE                      | **                    |                    |                       |                 |
|                              | <i>Corrosion, Extent : Moderate, Area Affected : 100%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North End</i>                                       |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 5%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |   |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 2%  | 4+                       | \$19,000              | LIFE                      | **                    | 4                  |                       |                 |
|                              | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : In Tidal Zone</i>                                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 10%   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 88%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |   |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 35%   |                          |                       | 2035                      | **                    | 10                 |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Stone Slates</i>                                 |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 15%   | 4+                       | \$6,700               | 2041                      | **                    |                    |                       |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Deck South Of Restaurant</i>                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Weathering</i>                                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 50%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>                |   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
RIVER CAFE RELIEVING PLATFORM  
Asset # : 13956**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Fender  |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 10%               | 2-4                      | \$2,900               | 2041                      | **                    | 4                  | \$400                 |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Above Mlw</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Deck Elements   |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 25%               |                          |                       | 2024                      | \$37,400              |                    |                       |                 |
| <i>Corrosion, Extent : Light, Area Affected : 10%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Coating, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 25%               | 4+                       | \$6,000               | 2021                      | \$6,000               |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Deck South Of Restaurant</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SCHAEFER LANDING SHEET PILE BULKHEAD  
**Address** : WALLABOUT CHANNEL KENT AVE. BET S9 & S10 STREETS  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0042.000 / 13955 **Yr Built/Renovated** :  
**Linear Ft** : 358 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Sep-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2134 **Lot** : 126 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$334,700             |
| <b>Total</b>      |                       | <b>\$334,700</b>      |
| Importance Code B |                       | \$334,700             |
| <b>Total</b>      |                       | <b>\$334,700</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$13,300        | \$9,500        |                |                |
| <b>Total</b>      | <b>\$13,300</b> | <b>\$9,500</b> |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$13,300        | \$9,500        |                |                |
| <b>Total</b>      | <b>\$13,300</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SCHAEFER LANDING SHEET PILE BULKHEAD**  
**Asset # : 13955**

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural   |            |                   |                |                    |                |             |                |          |
| Sheet Piles  |            |                   |                |                    |                |             |                |          |
| Steel  | 60%        |                   |                | LIFE               | **             |             |                |          |
| <i>Corrosion, Extent : Light, Area Affected : 20%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Above The Mhw Elevation In Splash Zone</i>                         |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 40%        |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Concrete   | 100%       |                   |                | LIFE               | **             | 5           | \$1,100        |          |
| <i>Cracking, Extent : Light, Area Affected : 2%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Backfill   |            |                   |                |                    |                |             |                |          |
| Fill   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| Surface  |            |                   |                |                    |                |             |                |          |
| Asphalt Pavers   | 20%        |                   |                | 2039               | **             | 5           | \$800          |          |
| Concrete   | 15%        |                   |                | 2039               | **             | 5           | \$600          |          |
| Timber   | 65%        |                   |                | 2039               | **             | 10          |                |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Piles  |            |                   |                |                    |                |             |                |          |
| Composite  | 58%        |                   |                | 2052               | **             |             |                |          |
| Composite  | 2%         | 0-2               | \$4,000        | 2052               | **             |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Southern Two Piles</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Broken Connection To Bulkhead Face</i>                          |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 40%        |                   |                |                    |                |             |                |          |
| Wales and Chocks   |            |                   |                |                    |                |             |                |          |
| Timber   | 90%        |                   |                | 2035               | **             | 4           | \$26,200       |          |
| Timber   | 10%        | Now               | \$9,300        | 2041               | **             | 4           | \$1,900        |          |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : At East End Below Access Walkway And At 45 Feet From North End</i> |            |                   |                |                    |                |             |                |          |
| Deck Elements  |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Steel  | 100%       |                   |                | 2025               |                |             | \$334,700      |          |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SEA TRAVELERS MARINA REVETMENT & BULKHEAD  
**Address** : 2875 FLATBUSH AVE. MILL BASIN  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.067 / 21 **Yr Built/Renovated** :  
**Linear Ft** : 560 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 09-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8591 **Lot** : 200 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$42,000              |                       |
| <b>Total</b>      | <b>\$42,000</b>       |                       |
| Importance Code A | \$42,000              |                       |
| <b>Total</b>      | <b>\$42,000</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$22,000        |                | \$900          | \$400          |
| <b>Total</b>      | <b>\$22,000</b> |                | <b>\$900</b>   | <b>\$400</b>   |
| Importance Code A |                 |                |                |                |
| Importance Code B |                 |                | \$900          | \$400          |
| Importance Code C | \$22,000        |                |                |                |
| <b>Total</b>      | <b>\$22,000</b> |                | <b>\$900</b>   | <b>\$400</b>   |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SEA TRAVELERS MARINA REVETMENT & BULKHEAD**

**Asset # : 21**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Remnants   | 85%               | 4+                       | \$22,000              | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 10%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Poor Placement Of Asphalt And Concrete Remnants</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel  | 13%               |                          |                       | LIFE                      | **                    | 10                 |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 25%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Boat Lift, Above Mlw Elevation</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 2%                | 4+                       | \$42,000              | LIFE                      | **                    | 4                  | \$200                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Opening At Corner Near Boat Lift</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Fill Loss</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 10%               |                          |                       | 2036                      | **                    | 5                  | \$600                 |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Locations</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel   | 20%               |                          |                       | 2036                      | **                    | 2-5                | \$300                 |                 |
| Topsoil  | 70%               |                          |                       | 2025                      | \$20,600              | 5                  | \$1,800               |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SEAWALL BULKHEAD  
**Address** : W181 @SO. SIDE WASHINGTON BRIDGE TO W184 ST HARLEM RIVER SUB 4 BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR070.000 / 13814 **Yr Built/Renovated** :  
**Linear Ft** : 887 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 03-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2149 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$264,500             | \$637,300             |
| <b>Total</b>      | <b>\$264,500</b>      | <b>\$637,300</b>      |
| Importance Code A | \$177,600             |                       |
| Importance Code B |                       | \$637,300             |
| Importance Code C | \$86,900              |                       |
| <b>Total</b>      | <b>\$264,500</b>      | <b>\$637,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$4,800        |                |                |                |
| <b>Total</b>      | <b>\$4,800</b> |                |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$4,800        |                |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</b>      | <b>\$4,800</b> |                |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SEAWALL BULKHEAD**  
**Asset # : 13814**

| <b>Bulkheads</b>                   |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>       | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Structural<br>Coping/Curb<br>Stone | 80%  |                          |                       | LIFE                      | **                    | 5                  | \$1,200               |                 |
|                                    | <i>Other Observation, Extent : Light, Area Affected : 10%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Explanation : Partial Loss Of Mortar Bedding And Joint Seal</i>                                   |                          |                       |                           |                       |                    |                       |                 |
| Stone                              | 20%  | 4+                       | \$86,900              | LIFE                      | **                    | 5                  | \$300                 |                 |
|                                    | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : At Top Of Wall Between Stations 6+50 And 8+40 (From South)</i>                         |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Explanation : Loss Of Mortar Bedding</i>  |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Concrete           | 84%  |                          |                       | LIFE                      | **                    | 5                  | \$3,000               |                 |
|                                    | <i>Cracking, Extent : Light, Area Affected : 4%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : In Top 15 Feet Of Wall</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Erosion, Extent : Light, Area Affected : 25%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Erosion / Scaling In Upper 15 Feet Of Wall</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Spalling, Extent : Light, Area Affected : 2%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Isolated At Construction Joints</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Other Observation, Extent : Light, Area Affected : 3%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Throughout In Upper 15 Feet Of Wall</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Explanation : Efflorescence</i>   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                           | 2%   | 4+                       | \$55,900              | LIFE                      | **                    | 5                  | \$100                 |                 |
|                                    | <i>Cracking, Extent : Moderate, Area Affected : 50%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Top 15 Feet Of Wall Between 2+45 And 3+00</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>                                   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Displacement Of Wall At Joint Located At Station 3+85</i>                              |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Erosion, Extent : Moderate, Area Affected : 50%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : In Upper Wall, Station 2+30 To 2+45 (From South)</i>                                   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Exposed Reinforcement, Extent : Light, Area Affected : 25%</i>                                    |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : In Upper Wall, Station 2+30 To 2+60 (From South)</i>                                   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Spalling, Extent : Moderate, Area Affected : 30%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : At Construction Joints And At New Construction Stations 8+75 And 8+85 (From South)</i> |                          |                       |                           |                       |                    |                       |                 |
| Stone                              | 14%  | 4+                       | \$121,700             | LIFE                      | **                    | 5                  | \$10,500              |                 |
|                                    | <i>Missing Part, Extent : Moderate, Area Affected : 5%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Single Blocks Missing At Stations 0+05, 0+50, And 1+10 (From South)</i>                |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Missing Block Seal, Extent : Moderate, Area Affected : 20%</i>                                    |                          |                       |                           |                       |                    |                       |                 |
|                                    | <i>Location : Throughout In Tidal Zone</i>   |                          |                       |                           |                       |                    |                       |                 |
| Backfill<br>Fill<br>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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SEAWALL BULKHEAD**  
**Asset # : 13814**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                     | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Backfill</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Surface                      |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 94%               |  |                       | 2033                      | **                    | 5                  | \$9,500               |                 |
|                              |                   | <i>Cracking, Extent : Light, Area Affected : 5%</i>          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Settlement, Extent : Light, Area Affected : 3%</i>        |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Isolated Throughout</i>                        |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 1%                |  |                       | 2033                      | **                    | 5                  | \$100                 |                 |
|                              |                   | <i>Cracking, Extent : Moderate, Area Affected : 30%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Station 7+00 To 8+90</i>                       |                       |                           |                       |                    |                       |                 |
| No Component                 | 5%                |  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Between 0+00 And 1+00</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Harlem River Drive Is No Component Area</i> |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| Parapet                      |                   |  |                       |                           |                       |                    |                       |                 |
| Concrete                     | 100%              |  |                       | 2025                      |                       |                    | \$637,300             |                 |
|                              |                   | <i>Erosion, Extent : Light, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Erosion/ Scaling Throughout</i>                |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 5%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Above Coping Isolated Throughout</i>           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Deteriorated Mortar Bedding</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SEAWALL & RELIEVING PLATFORM  
**Address** : E. RIVER, 15TH TO 23RD ST. CON-ED PLANT TO SKYPORT PARKING  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.061 / 4083 **Yr Built/Renovated** :  
**Linear Ft** : 3,007 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 25-Jan-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 991 **Lot** : 29 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,069,400           | \$2,453,400           |
| <b>Total</b>      | <b>\$1,069,400</b>    | <b>\$2,453,400</b>    |
| Importance Code A | \$1,069,400           | \$63,700              |
| Importance Code B |                       | \$2,389,700           |
| <b>Total</b>      | <b>\$1,069,400</b>    | <b>\$2,453,400</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$31,900        |                | \$1,200        | \$8,900        |
| <b>Total</b>      | <b>\$31,900</b> |                | <b>\$1,200</b> | <b>\$8,900</b> |
| Importance Code A | \$27,300        |                |                |                |
| Importance Code B | \$4,600         |                | \$1,200        | \$8,900        |
| <b>Total</b>      | <b>\$31,900</b> |                | <b>\$1,200</b> | <b>\$8,900</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SEAWALL & RELIEVING PLATFORM**  
**Asset # : 4083**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top       |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 25%  | 4+                       | \$304,700             | LIFE                      |                       | **                 |                       |                 |
|                              | <i>Cracking, Extent : Severe, Area Affected : 25%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Several Facing Stones In Southern Half</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Erosion, Extent : Severe, Area Affected : 10%</i>                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Along Bottom Of Concrete; With Exposed Reinforcement</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Missing Part, Extent : Severe, Area Affected : 25%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Three Missing Facing Stones In Southern Half</i>         |                          |                       |                           |                       |                    |                       |                 |
| Concrete/Stone               | 20%  |                          |                       | LIFE                      |                       | **                 | 10                    |                 |
|                              | <i>Cracking, Extent : Moderate, Area Affected : 25%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Under Platform</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Discolor &amp; Bleeding, Extent : Moderate, Area Affected : 25%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Under Platform</i>                            |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 50%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 5%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>          |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 12%  |                          |                       | LIFE                      |                       | **                 | 5-10                  | \$2,900         |
| Concrete                     | 3%   | 4+                       | \$355,400             | LIFE                      |                       | **                 | 5                     | \$400           |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 10%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 1100 Ft From North End</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Severe, Area Affected : 25%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 1050 Ft From North End</i>                               |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 24%  |                          |                       | LIFE                      |                       | **                 | 5                     | \$122,300       |
| Stone                        | 1%   | 4+                       | \$88,400              | LIFE                      |                       | **                 | 5                     | \$2,500         |
|                              | <i>Displaced Elements, Extent : Severe, Area Affected : 75%</i>        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Missing Stone Near North End Of Platform</i>             |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 50%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 10%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 5%   | 4+                       | \$259,700             | 2036                      |                       | **                 | 4                     | \$22,500        |
|                              | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Exposed Non-wrapped Piles</i>                            |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 50%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 45%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 2%   | 4+                       | \$25,800              | LIFE                      |                       | **                 | 5                     | \$200           |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 50%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Along Platform Face Above Piles</i>                      |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 50%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 48%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |  |                          |                       |                           |                       |                    |                       |                 |
| 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SEAWALL & RELIEVING PLATFORM**  
**Asset # : 4083**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 15%               |                          |                       | 2036                      | **                    | 5                  | \$5,100               |                 |
| <i>Settlement, Extent : Light, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt Pavers   | 17%               |                          |                       | 2036                      | **                    | 5                  | \$5,800               |                 |
| Brick Pavers   | 27%               |                          |                       | 2043                      | **                    | 5                  | \$9,300               |                 |
| Concrete   | 20%               |                          |                       | 2036                      | **                    | 5                  | \$6,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Behind Gravity Wall</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Fdr Drive Surface</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone  | 4%                |                          |                       | 2036                      | **                    | 10                 |                       |                 |
| Topsoil  | 17%               |                          |                       | 2025                      | \$26,900              | 5                  | \$2,400               |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Guard Rail   | 15%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Steel  | 85%               |                          |                       | 2025                      | \$2,389,700           |                    |                       |                 |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SEAWALL WITH STONE FACING BULKHEAD  
**Address** : HIGHBRIDGE PK W 185 TO W 186 STS HARLEM RIVER, SUB 2 OF BL  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR068.000 / 13812 **Yr Built/Renovated** :  
**Linear Ft** : 334 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 30-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2149 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$49,100              | \$240,000             |
| <b>Total</b>      | <b>\$49,100</b>       | <b>\$240,000</b>      |
| Importance Code A | \$49,100              |                       |
| Importance Code B |                       | \$240,000             |
| <b>Total</b>      | <b>\$49,100</b>       | <b>\$240,000</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$3,900        |                |                |                |
| <b>Total</b>      | <b>\$3,900</b> |                |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B | \$3,900        |                |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</b>      | <b>\$3,900</b> |                |                |                |



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

**DEPT. OF SMALL BUSINESS SERV. - 801  
SEAWALL WITH STONE FACING BULKHEAD**

**Asset # : 13812**

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural<br>Coping/Curb<br>Stone                                | 100%       |                   |                | LIFE               | **             | 5           | \$600          |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Partial Loss Of Mortar Bedding</i>               |            |                   |                |                    |                |             |                |          |
| Gravity Wall<br>Stone   | 95%        |                   |                | LIFE               | **             | 5           | \$26,900       |          |
| Stone   | 5%         | 4+                | \$49,100       | LIFE               | **             | 5           | \$1,400        |          |
| <i>Displaced Elements, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Station 0+60</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Missing Part, Extent : Severe, Area Affected : 75%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Stations 2+40, 2+65, And 3+20 (From South)</i>      |            |                   |                |                    |                |             |                |          |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : In Tidal Zone Station 0+50 To 3+24</i>              |            |                   |                |                    |                |             |                |          |
| Backfill<br>Fill<br>Sand  | 2%         | Now               | \$1,500        | 2054               | **             | 5           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Stations 0+38, 1+44, 1+88, 2+72 (From South)</i>    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Small Sinkholes</i>                              |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 98%        |                   |                |                    |                |             |                |          |
| Surface<br>Asphalt  | 98%        |                   |                | 2033               | **             | 5           | \$3,700        |          |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Asphalt   | 2%         | Now               | \$600          | 2039               | **             | 5           |                |          |
| <i>Settlement, Extent : Light, Area Affected : 40%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Along Back Of Wall Station 1+75 To 1+90</i>         |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Stations 0+38, 1+44, 1+88, 2+72</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Small Sinkholes</i>                              |            |                   |                |                    |                |             |                |          |
| Deck Elements<br>Parapet<br>Concrete                              | 100%       |                   |                | 2025               |                |             | \$240,000      |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Atop Coping Throughout</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Deteriorated Mortar Bedding</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SHEEPSHEAD BAY MARINA BULKHEAD  
**Address** : E 27TH ST AND EMMONS TO PEMBROKE AND SHORE BLVD  
**Borough** : BROOKLYN Agency's Number : N/A  
**Program / Asset #** : DBSR036.000 / 13482 Yr Built/Renovated :  
**Linear Ft** : 8,401 Project Type : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Sep-2015 Landmark Status : NONE  
**Areas Surveyed** :  
**Block** : 8813 Lot : 70 BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$289,200             | \$5,996,000           |
| <b>Total</b>      | <b>\$289,200</b>      | <b>\$5,996,000</b>    |
| Importance Code A | \$95,500              | \$59,500              |
| Importance Code B | \$193,700             | \$5,936,500           |
| <b>Total</b>      | <b>\$289,200</b>      | <b>\$5,996,000</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$80,700        |                |                |                |
| <b>Total</b>      | <b>\$80,700</b> |                |                |                |
| Importance Code A | \$25,100        |                |                |                |
| Importance Code B | \$55,600        |                |                |                |
| <b>Total</b>      | <b>\$80,700</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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
SHEEPSHEAD BAY MARINA BULKHEAD  
Asset # : 13482**

| Bulkheads  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Structural</b>  |            |                   |                |                    |                |             |                |          |
| Sheet Piles  |            |                   |                |                    |                |             |                |          |
| Steel  | 30%        |                   |                | LIFE               | **             | 10          |                |          |
| <i>Corrosion, Extent : Light, Area Affected : 2%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : At Sheet Pile Interlocks Along The South Side Of The Bay</i>         |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 70%        |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Wales  |            |                   |                |                    |                |             |                |          |
| Steel  | 30%        |                   |                | LIFE               | **             | 5           | \$118,900      |          |
| <i>Corrosion, Extent : Light, Area Affected : 25%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Station 37+64 To 49+30 And Station 71+96 To 84+01</i>                |            |                   |                |                    |                |             |                |          |
| <i>Missing Coating, Extent : Light, Area Affected : 25%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Station 37+64 To 49+30 And Station 71+96 To 84+01</i>                |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| No Component   | 70%        |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Concrete   | 99%        |                   |                | LIFE               | **             | 5           | \$50,100       |          |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Displaced Elements, Extent : Moderate, Area Affected : 5%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : At Longitudinal Joints Sta 64+00 To 70+56 And Sta 70+86 To 71+96</i> |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Light, Area Affected : 2%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout North Side Of Bay</i>                            |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Concrete   | 1%         | Now               | \$36,000       | LIFE               | **             | 5           | \$300          |          |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Station 70+56 To Station 70+86</i>                                   |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| <b>Backfill</b>  |            |                   |                |                    |                |             |                |          |
| Fill   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 100%       |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Surface  |            |                   |                |                    |                |             |                |          |
| Concrete   | 5%         | 4+                | \$148,200      | 2042               | **             | 5           | \$2,400        |          |
| <i>Cracking, Extent : Light, Area Affected : 25%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : West End Of Bay</i>  |            |                   |                |                    |                |             |                |          |
| <i>Settlement, Extent : Light, Area Affected : 10%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : West End Of Bay And Isolated Areas</i>                               |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Concrete   | 95%        |                   |                | 2036               | **             | 5           | \$91,100       |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| <b>Deck Elements</b>   |            |                   |                |                    |                |             |                |          |
| Railing  |            |                   |                |                    |                |             |                |          |
| Concrete   | 23%        |                   |                | 2028               | **             |             |                |          |
| Concrete   | 2%         | 4+                | \$24,200       | 2028               | **             |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Approximately 35 Locations Throughout On Concrete Pedestals</i>      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Spalling</i>  |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Steel  | 73%        |                   |                | 2025               |                |             | \$5,733,900    |          |
| Steel  | 2%         | 4+                | \$31,400       | 2025               |                |             | \$157,100      |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Mostly Near Piers</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Impact Damage</i>   |            |                   |                |                    |                |             |                |          |

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

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

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



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY  
**Address** : SOUTHEAST CORNER OF WHARF TO NORTH SIDE OF 23RD STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0026.040 / 1740 **Yr Built/Renovated** :  
**Linear Ft** : 330 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 05-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 644 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$57,300              |                       |
| <b>Total</b>      | <b>\$57,300</b>       |                       |
| Importance Code B | \$57,300              |                       |
| <b>Total</b>      | <b>\$57,300</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$100          |                |                | \$1,900        |
| <b>Total</b>      | <b>\$100</b>   |                |                | <b>\$1,900</b> |
| Importance Code B |                |                |                | \$1,900        |
| Importance Code C | \$100          |                |                |                |
| <b>Total</b>      | <b>\$100</b>   |                |                | <b>\$1,900</b> |



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

**DEPT. OF SMALL BUSINESS SERV. - 801  
SHEET PILE BULKHEAD AT 22ND ST. GOWANUS BAY**

**Asset # : 1740**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |  |                       |                           |                       |                    |                       |                 |
| Coping/Curb<br>Timber        | 45%               |  |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              |                   | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
| No Component                 | 55%               |  |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 40%               |  |                       | LIFE                      | **                    | 10                 |                       |                 |
|                              |                   | <i>Corrosion, Extent : Moderate, Area Affected : 30%</i>                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Above The Mlw Elevation Throughout</i>                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 5%</i>               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1 Inch Diameter Holes Where Wale Was Attached Throughout</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Hardware Holes</i>  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 60%               |  |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 55%               |  |                       | 2036                      | **                    | 5                  | \$2,100               |                 |
|                              |                   | <i>Cracking, Extent : Light, Area Affected : 10%</i>                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Settlement, Extent : Light, Area Affected : 10%</i>                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 45%               |  |                       | 2036                      | **                    | 5                  | \$1,700               |                 |
| <b>Fender</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Wales and Chocks<br>Timber   | 100%              | Now  | \$57,300              | 2042                      | **                    | 4                  | \$17,900              |                 |
|                              |                   | <i>Missing Part, Extent : Severe, Area Affected : 90%</i>                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Fencing                      | 55%               |  |                       | 2028                      | **                    | 3                  | \$100                 |                 |
| No Component                 | 45%               |  |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SHEETPILE BULKHEAD BEHIND ASSET 13803  
**Address** : NO. SIDE OF CON ED FACILITY FOOT OF W 201 ST HARLEM RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR061.010 / 13854 **Yr Built/Renovated** :  
**Linear Ft** : 245 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 26-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2184 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$836,000             |                       |
| <b>Total</b>      | <b>\$836,000</b>      |                       |
| Importance Code A | \$784,200             |                       |
| Importance Code B | \$51,800              |                       |
| <b>Total</b>      | <b>\$836,000</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$42,600        |                |                |                |
| <b>Total</b>      | <b>\$42,600</b> |                |                |                |
| Importance Code A | \$8,400         |                |                |                |
| Importance Code B | \$2,300         |                |                |                |
| Importance Code C | \$31,900        |                |                |                |
| <b>Total</b>      | <b>\$42,600</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801  
SHEETPILE BULKHEAD BEHIND ASSET 13803**

**Asset # : 13854**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Structural</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb                  |   |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 10%   | Now                      | \$2,700               | LIFE                      | * *                   | 5                  |                       |                 |
|                              | <i>Rotting/Splitting, Extent : Severe, Area Affected : 90%</i>        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Station 2+27 To 2+50</i>                                |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 30%   | 4+                       | \$8,100               | LIFE                      | * *                   | 5                  |                       |                 |
|                              | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Station 1+55 To 2+27 (From North)</i>                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 60%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |   |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 20%   | 4+                       | \$21,100              | LIFE                      | * *                   | 5                  | \$300                 |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Station 0+00 To 0+46 (From North)</i>                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Inadequate Protection</i>                            |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |   |                          |                       |                           |                       |                    |                       |                 |
| Steel                        | 55%   | 4+                       | \$784,200             | LIFE                      | * *                   |                    |                       |                 |
|                              | <i>Corrosion, Extent : Moderate, Area Affected : 50%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : In Tidal Zone And Splash Zone</i>                       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 10%</i>        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : In Tidal Zone Under Pier</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Corrosion Holes</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 20%   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i>          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Station 0+00 To 0+46</i>                                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Revetment</i>  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 25%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales</b>                 |   |                          |                       |                           |                       |                    |                       |                 |
| Steel                        | 20%   | Now                      | \$8,400               | LIFE                      | * *                   | 5                  | \$1,200               |                 |
|                              | <i>Corrosion, Extent : Severe, Area Affected : 100%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Exposed Length Of Wale</i>                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 80%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 15%   | Now                      | \$2,300               | 2064                      | * *                   |                    |                       |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Sinkhole 1+79 To 2+15 And 2+27 To 2+32 (From North)</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Sinkhole/ Fill Loss</i>                              |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 85%   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801  
SHEETPILE BULKHEAD BEHIND ASSET 13803**

**Asset # : 13854**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 55%               | 4+                       | \$47,500              | 2039                      | * *                   | 5                  | \$800                 |                 |
| <i>Broken, Extent : Moderate, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Settlement/ Broken Throughout</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 25%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 5%                | Now                      | \$4,300               | 2039                      | * *                   | 5                  | \$100                 |                 |
| <i>Broken, Extent : Moderate, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Broken/ Displaced At In Northern 46 Feet Of Asset</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 20%               |                          |                       | 2022                      | \$2,600               | 5                  | \$200                 |                 |
| Not Accessible  | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Heavy Vegetation</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER  
**Address** : GOWANUS BAY BETWEEN 29TH ST & 31ST ST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.108 / 4080 **Yr Built/Renovated** :  
**Linear Ft** : 2,475 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 662 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$38,200              | \$347,800             |
| <b>Total</b>      | <b>\$38,200</b>       | <b>\$347,800</b>      |
| Importance Code A | \$38,200              | \$38,200              |
| Importance Code B |                       | \$309,600             |
| <b>Total</b>      | <b>\$38,200</b>       | <b>\$347,800</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$10,000        |                |                | \$3,500        |
| <b>Total</b>      | <b>\$10,000</b> |                |                | <b>\$3,500</b> |
| Importance Code A | \$1,100         |                |                |                |
| Importance Code B |                 |                |                | \$3,500        |
| Importance Code C | \$8,900         |                |                |                |
| <b>Total</b>      | <b>\$10,000</b> |                |                | <b>\$3,500</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL 30TH STREET PIER**

**Asset # : 4080**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>                                 |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                              | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |   |                       |                           |                       |                    |                       |                 |
| Piles and Bracing            |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 10%               |   |                       | LIFE                      | **                    | 5                  | \$76,400              |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 5%</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Tidal Zone</i>                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 60%               |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 30%               |   |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |                   |   |                       |                           |                       |                    |                       |                 |
| Stone                        | 60%               |   |                       | LIFE                      | **                    | 5                  | \$17,800              |                 |
| No Component                 | 40%               |   |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 20%               |   |                       | LIFE                      | **                    | 10                 |                       |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 10%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : In Tidal And Splash Zones</i>           |                       |                           |                       |                    |                       |                 |
| No Component                 | 60%               |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 20%               |   |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |   |                       |                           |                       |                    |                       |                 |
| Concrete                     | 15%               |   |                       | LIFE                      | **                    | 5                  | \$2,200               |                 |
| No Component                 | 60%               |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 25%               |   |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 60%               |   |                       | 2026                      | \$78,200              | 5                  | \$6,900               |                 |
| Not Accessible               | 40%               |   |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 10%               |   |                       | 2026                      | \$231,400             |                    |                       |                 |
| 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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD  
**Address** : GOWANUS BAY 31ST ST TO 33RD ST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0026.013 / 14798 **Yr Built/Renovated** :  
**Linear Ft** : 550 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 662 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$599,600             |                       |
| <b>Total</b>      | <b>\$599,600</b>      |                       |
| Importance Code A | \$497,500             |                       |
| Importance Code B | \$102,200             |                       |
| <b>Total</b>      | <b>\$599,600</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$35,900        |                |                |                |
| <b>Total</b>      | <b>\$35,900</b> |                |                |                |
| Importance Code A | \$7,000         |                |                |                |
| Importance Code B | \$28,900        |                |                |                |
| <b>Total</b>      | <b>\$35,900</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.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL 31ST TO 33RD ST BULKHEAD**  
**Asset # : 14798**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Relieving Platform Top       |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 60%  | 4+                       | \$109,100             | LIFE                      | **                    | 5                  | \$1,200               |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 40%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Tidal Zone</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Moderate, Area Affected : 40%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Tidal Zone</i>   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 40%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>          |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 15%  | 4+                       | \$65,000              | LIFE                      | **                    | 5                  | \$300                 |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 25%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 50 Feet From South Near Start Of Low Level Platform</i>  |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 15%  |                          |                       | LIFE                      | **                    | 5                  | \$14,000              |                 |
| Stone                        | 10%  | 4+                       | \$323,300             | LIFE                      | **                    | 5                  | \$4,700               |                 |
|                              | <i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Northern Length Of Wall</i>                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 60%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |  |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 40%  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 60%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |  |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 25%  | Now                      | \$28,900              | 2067                      | **                    |                    |                       |                 |
|                              | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 5 Large Sinkholes Throughout Behind Gravity Wall</i>     |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 75%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 75%  | 4+                       | \$36,400              | 2042                      | **                    | 5                  | \$2,400               |                 |
|                              | <i>Cracking, Extent : Moderate, Area Affected : 75%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 75%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 25%  | Now                      | \$12,100              | 2042                      | **                    | 5                  | \$800                 |                 |
|                              | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 5 Large Sinkholes Throughout Behind Gravity Wall</i>     |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>                |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Buffer</b>                |  |                          |                       |                           |                       |                    |                       |                 |
| Rubber                       | 50%  | 4+                       | \$53,700              | 2036                      | **                    | 4-5                | \$4,600               |                 |
|                              | <i>Loose Connections, Extent : Severe, Area Affected : 15%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : All Connections In Tidal Zone</i>                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 90%</i>          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Hardware Corrosion</i>                                |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 50%  |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD**  
 Address : **GOWANUS BAY 34TH TO 36TH STREET**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBS0026.011 / 1736** Yr Built/Renovated : **1920 /**  
 Linear Ft : **400** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **16-Sep-2015** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **662** Lot : **1** BIN :

**CAPITAL**

Total

Importance Code

Total

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$31,100        |                | \$900          | \$400          |
| <b>Total</b>      | <b>\$31,100</b> |                | <b>\$900</b>   | <b>\$400</b>   |
| Importance Code A | \$200           |                |                |                |
| Importance Code B | \$29,600        |                | \$900          | \$400          |
| Importance Code C | \$1,300         |                |                |                |
| <b>Total</b>      | <b>\$31,100</b> |                | <b>\$900</b>   | <b>\$400</b>   |



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

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

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

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL 34TH TO 36TH ST BULKHEAD**  
**Asset # : 1736**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |   |                       |                           |                       |                    |                       |                 |
| Gravity Wall<br>Concrete     | 10%               |   |                       | LIFE                      | **                    | 5-10               | \$300                 |                 |
|                              |                   | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Adjacent To 39th St Pier</i>                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |                   |   |                       |                           |                       |                    |                       |                 |
| Stone                        | 55%               |   |                       | LIFE                      | **                    | 5                  | \$2,600               |                 |
| No Component                 | 45%               |   |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |                   |   |                       |                           |                       |                    |                       |                 |
| Steel                        | 45%               |   |                       | LIFE                      | **                    | 10                 |                       |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 25%</i>               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Tidal Zone</i>  |                       |                           |                       |                    |                       |                 |
| No Component                 | 10%               |   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 45%               |   |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |   |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 10%               | Now   | \$8,400               | 2067                      | **                    |                    |                       |                 |
|                              |                   | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Behind Cellular Sheet Pile Bulkhead</i>               |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 90%               |   |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 10%               |   |                       | 2040                      | **                    | 5                  | \$500                 |                 |
| Concrete                     | 15%               | Now   | \$21,200              | 2042                      | **                    | 5                  | \$300                 |                 |
|                              |                   | <i>Cracking, Extent : Severe, Area Affected : 100%</i>              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : At Steel Circular Cells North Of 39th Street Pier</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Sinkhole, Extent : Severe, Area Affected : 25%</i>               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : At Steel Circular Cells North Of 39th Street Pier</i> |                       |                           |                       |                    |                       |                 |
| Concrete                     | 30%               |   |                       | 2030                      | **                    | 5                  | \$1,400               |                 |
|                              |                   | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Isolated Throughout</i>                               |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 45%               |   |                       | 2026                      |                       | 5                  | \$800                 |                 |

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

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

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

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER  
**Address** : GOWANUS BAY BETWEEN 33RD ST & 35TH ST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.107 / 1754 **Yr Built/Renovated** :  
**Linear Ft** : 2,960 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 16-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 662 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$42,500              | \$62,300              |
| <b>Total</b>      | <b>\$42,500</b>       | <b>\$62,300</b>       |
| Importance Code B |                       | \$62,300              |
| Importance Code C | \$42,500              |                       |
| <b>Total</b>      | <b>\$42,500</b>       | <b>\$62,300</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$52,100        |                | \$2,800        | \$8,400        |
| <b>Total</b>      | <b>\$52,100</b> |                | <b>\$2,800</b> | <b>\$8,400</b> |
| Importance Code B | \$35,400        |                | \$2,800        | \$8,400        |
| Importance Code C | \$16,700        |                |                |                |
| <b>Total</b>      | <b>\$52,100</b> |                | <b>\$2,800</b> | <b>\$8,400</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL 35TH STREET PIER**

**Asset # : 1754**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Coping/Curb</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 40%               |                          |                       | LIFE                      | **                    | 5-10               | \$2,200               |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 88%               |                          |                       | LIFE                      | **                    | 5                  | \$31,200              |                 |
| Stone   | 2%                | 4+                       | \$42,500              | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Insufficient Stone Near Sinkhole 680 Feet From Southeast Corner</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 5%                |                          |                       | LIFE                      | **                    | 10                 |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Above Mean Low Water Elevation</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 5%                | Now                      | \$9,300               | 2067                      | **                    |                    |                       |                 |
| <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 680 Feet From Southeast Corner</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 50%               |                          |                       | 2036                      | **                    | 5                  | \$16,900              |                 |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 10%               | Now                      | \$26,100              | 2042                      | **                    | 5                  | \$1,700               |                 |
| <i>Missing Part, Extent : Moderate, Area Affected : 75%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Several Large Areas Along Southern Edge Of Pier And At Offshore Cell Interfaces</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Sinkhole, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 680 Feet From Southeast Corner</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil   | 40%               |                          |                       | 2025                      | \$62,300              | 5                  | \$5,500               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Topsoil Over Asphalt</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Heavy Vegetation</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER  
**Address** : GOWANUS BAY 36TH TO 39TH STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBS0013.104 / 1777 **Yr Built/Renovated** :  
**Linear Ft** : 3,200 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 10-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 662 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$5,830,400           | \$165,400             |
| <b>Total</b>      | <b>\$5,830,400</b>    | <b>\$165,400</b>      |
| Importance Code A | \$5,295,200           |                       |
| Importance Code B | \$460,100             | \$165,400             |
| Importance Code C | \$75,100              |                       |
| <b>Total</b>      | <b>\$5,830,400</b>    | <b>\$165,400</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|-----------------|----------------|----------------|-----------------|
| Bulkheads         | \$52,000        |                | \$2,600        | \$17,900        |
| <b>Total</b>      | <b>\$52,000</b> |                | <b>\$2,600</b> | <b>\$17,900</b> |
| Importance Code A | \$7,900         |                |                |                 |
| Importance Code B | \$39,900        |                | \$2,600        | \$17,900        |
| Importance Code C | \$4,200         |                |                |                 |
| <b>Total</b>      | <b>\$52,000</b> |                | <b>\$2,600</b> | <b>\$17,900</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER**

**Asset # : 1777**

| <b>Bulkheads</b>             |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |   |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb Concrete         | 75%   |                          |                       | LIFE                      | **                    | 5-10               | \$4,500               |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout N-shed, J-shed, West Bulkhead And South Bulkhead</i>                               |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 5%  | Now                      | \$53,600              | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              | <i>Broken, Extent : Severe, Area Affected : 80%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated At North End Of West Bulkhead And At Western Third Of South Bulkhead</i>             |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 10%   | 4+                       | \$21,400              | LIFE                      | **                    | 5                  | \$300                 |                 |
|                              | <i>Spalling, Extent : Moderate, Area Affected : 40%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At North And South Ends Of West Bulkhead And Throughout 20 Percent Of South Bulkhead</i>      |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 10%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>          |   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 50%   |                          |                       | LIFE                      | **                    | 5-10               | \$12,900              |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout N-shed, J-shed, West Bulkhead, And Cantilever Wall Along Revetment Inshore End</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Erosion, Extent : Moderate, Area Affected : 10%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Bottom Of Cap Along The South Side Of The Asset</i>   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 35%   | 4+                       | \$5,295,200           | LIFE                      | **                    | 5                  | \$4,500               |                 |
|                              | <i>Erosion, Extent : Severe, Area Affected : 20%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At Base Of Fender Standoffs Along South Face Of Asset</i>                                     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Severe, Area Affected : 10%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated At Vertical Joints Along West Bulkhead</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Tilting, Extent : Moderate, Area Affected : 20%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : South Bulkhead 240 Feet East Of West End</i>  |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 15%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |   |                          |                       |                           |                       |                    |                       |                 |
| Stone                        | 10%   |                          |                       | LIFE                      | **                    | 5                  | \$3,800               |                 |
| No Component                 | 90%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |   |                          |                       |                           |                       |                    |                       |                 |
| Steel                        | 20%   |                          |                       | LIFE                      | **                    | 10                 |                       |                 |
| No Component                 | 10%   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 70%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 15%   |                          |                       | LIFE                      | **                    | 5                  | \$2,900               |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 2%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout N-shed Bulkhead At North Side Of Pier</i>  |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 85%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 2%  | Now                      | \$13,500              | 2067                      | **                    |                    |                       |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 60%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Along South Bulkhead</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Settlement/fill Loss</i>   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL 39TH STREET PIER**

**Asset # : 1777**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 55%               |                          |                       | 2036                      | **                    | 5                  | \$20,100              |                 |
| Concrete  | 10%               |                          |                       | 2036                      | **                    | 5                  | \$3,700               |                 |
| <i>Cracking, Extent : Light, Area Affected : 2%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout West Bulkhead And South Bulkhead</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 35%               | 4+                       | \$395,000             | 2042                      | **                    | 5                  | \$6,400               |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 50%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Along West Bulkhead And South Bulkhead</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Settlement, Extent : Moderate, Area Affected : 50%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Along West Bulkhead And South Bulkhead</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Buffer</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pneumatic Fenders   | 20%               | 2-4                      | \$26,500              | 2025                      |                       |                    | \$132,300             |                 |
| <i>Corrosion, Extent : Severe, Area Affected : 50%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Hardware Connections</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Connections, Extent : Severe, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Hardware Connections</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Pneumatic Fenders   | 5%                |                          |                       | 2025                      |                       |                    | \$33,100              |                 |
| Rubber  | 20%               |                          |                       | 2036                      | **                    | 4-5                | \$16,800              |                 |
| <i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along West And South Bulkheads</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Rubber  | 5%                | Now                      | \$52,100              | 2042                      | **                    | 4-5                | \$2,700               |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Along West Bulkhead</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Rubber  | 25%               | 4+                       | \$13,000              | 2036                      | **                    | 4-5                | \$13,500              |                 |
| <i>Missing Connections, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Severe Corrosion/Missing Hardware Along West Bulkhead</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 1%                |                          |                       | 2025                      |                       | 5                  | \$300                 |                 |
| <i>Weathering, Extent : Light, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offshore End Of South Bulkhead</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 24%               |                          |                       |                           |                       |                    |                       |                 |

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

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

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD  
**Address** : AT 29TH STREET & GOWANUS CANAL  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR026.013 / 13545 **Yr Built/Renovated** : 2001 /  
**Linear Ft** : 665 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 10-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 662 **Lot** : 200 **BIN** :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$11,000        |                |                | \$2,300        |
| <b>Total</b>      | <b>\$11,000</b> |                |                | <b>\$2,300</b> |
| Importance Code A | \$11,000        |                |                |                |
| Importance Code B |                 |                |                | \$2,300        |
| <b>Total</b>      | <b>\$11,000</b> |                |                | <b>\$2,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SOUTH BROOKLYN MARINE TERMINAL SHEET PILE/GRAVITY WALL BULKHEAD**  
**Asset # : 13545**

| Bulkheads                   | Current Repair  |                      | Future Replacement |            | Maintenance    |                | Priority       |
|-----------------------------|---|----------------------|--------------------|------------|----------------|----------------|----------------|
| System<br>Component<br>Type | % of<br>Total   | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |
| <b>Structural</b>           |   |                      |                    |            |                |                |                |
| Gravity Wall<br>Concrete    | 30%   |                      |                    | LIFE       | **             | 5-10           | \$1,600        |
|                             | <i>Spalling, Extent : Moderate, Area Affected : 15%</i>           |                      |                    |            |                |                |                |
|                             | <i>Location : Isolated Throughout</i>                             |                      |                    |            |                |                |                |
| Stone                       | 18%   |                      |                    | LIFE       | **             | 5              | \$20,300       |
|                             | <i>Displaced Elements, Extent : Light, Area Affected : 10%</i>    |                      |                    |            |                |                |                |
|                             | <i>Location : Isolated Throughout</i>                             |                      |                    |            |                |                |                |
|                             | <i>Missing Block Seal, Extent : Moderate, Area Affected : 85%</i> |                      |                    |            |                |                |                |
|                             | <i>Location : Throughout</i>                                      |                      |                    |            |                |                |                |
| Not Accessible              | 52%   |                      |                    |            |                |                |                |
| <b>Sheet Piles</b>          |   |                      |                    |            |                |                |                |
| Composite, 5' Water         | 50%   |                      |                    | LIFE       | **             | 10             |                |
| No Component                | 25%   |                      |                    |            |                |                |                |
| Not Accessible              | 25%   |                      |                    |            |                |                |                |
| <b>Backfill</b>             |   |                      |                    |            |                |                |                |
| <b>Fill</b>                 |   |                      |                    |            |                |                |                |
| Not Accessible              | 100%  |                      |                    |            |                |                |                |
| <b>Surface</b>              |   |                      |                    |            |                |                |                |
| Concrete                    | 60%   |                      |                    | 2036       | **             | 5              | \$4,600        |
|                             | <i>Cracking, Extent : Light, Area Affected : 5%</i>               |                      |                    |            |                |                |                |
|                             | <i>Location : Isolated Station 0+00 To 4+80 From North</i>        |                      |                    |            |                |                |                |
| Not Accessible              | 40%   |                      |                    |            |                |                |                |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

Asset Name : **STEEL BULKHEAD BET. RIVER CAFE & FULTON FERRY LANDING**  
 Address : **EAST RIVER WATER STREET & OLD FULTON STREET**  
 Borough : **BROOKLYN** Agency's Number : **N/A**  
 Program / Asset # : **DBS0044.000 / 13957** Yr Built/Renovated :  
 Linear Ft : **152** Project Type : **ECONOMIC DEVELOPMENT**  
 Date of Survey : **17-Sep-2014** Landmark Status : **NONE**  
 Areas Surveyed :  
 Block : **25** Lot : **1** BIN :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$458,000             | \$142,100             |
| <b>Total</b>      | <b>\$458,000</b>      | <b>\$142,100</b>      |
| Importance Code A | \$458,000             |                       |
| Importance Code B |                       | \$142,100             |
| <b>Total</b>      | <b>\$458,000</b>      | <b>\$142,100</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$28,400        | \$100          | \$300          |                |
| <b>Total</b>      | <b>\$28,400</b> | <b>\$100</b>   | <b>\$300</b>   |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$28,400        | \$100          | \$300          |                |
| <b>Total</b>      | <b>\$28,400</b> | <b>\$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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**STEEL BULKHEAD BET. RIVER CAFE & FULTON FERRY LANDING**  
**Asset # : 13957**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 60%               | 4+                       | \$166,100             | LIFE                      | **                    | 5                  | \$14,100              |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 40%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Splash Zone</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 55%               | 4+                       | \$291,900             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 40%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Splash And Tidal Zones, North Side; Isolated On East Side</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 45%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion, Extent : Light, Area Affected : 30%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Splash Zone, East Side</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| <i>Cracking, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 40%               |                          |                       | 2035                      | **                    | 5                  | \$700                 |                 |
| Stone   | 10%               |                          |                       | 2035                      | **                    | 10                 |                       |                 |
| Topsoil   | 20%               |                          |                       | 2024                      | \$1,600               | 5                  | \$100                 |                 |
| Not Accessible  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 40%               | 4+                       | \$11,400              | 2024                      | \$56,800              |                    |                       |                 |
| <i>Corrosion, Extent : Moderate, Area Affected : 50%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East Side, Mostly Along Rail Base</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 60%               | 0-2                      | \$17,100              | 2024                      | \$85,300              |                    |                       |                 |
| <i>Corrosion, Extent : Severe, Area Affected : 60%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Side</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : STEEL SHEETPILE BULKHEAD  
**Address** : W 220TH ST. NORTH TO 9TH AVE EXTENSION. ALONG HARLEM RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR054.000 / 13792 **Yr Built/Renovated** :  
**Linear Ft** : 250 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 19-Nov-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2197 **Lot** : 997 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,234,900           |                       |
| <b>Total</b>      | <b>\$1,234,900</b>    |                       |
| Importance Code A | \$1,161,300           |                       |
| Importance Code B | \$73,600              |                       |
| <b>Total</b>      | <b>\$1,234,900</b>    |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$87,600        |                |                |                |
| <b>Total</b>      | <b>\$87,600</b> |                |                |                |
| Importance Code A | \$26,000        |                |                |                |
| Importance Code B | \$61,600        |                |                |                |
| <b>Total</b>      | <b>\$87,600</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**STEEL SHEETPILE BULKHEAD**  
**Asset # : 13792**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |   |                           |                       |                    |                       |                 |
| Gravity Wall                 |                   |                          |   |                           |                       |                    |                       |                 |
| Timber Crib w/Stone          | 20%               | Now                      | \$142,900   | LIFE                      | **                    | 4                  | \$1,500               |                 |
|                              |                   |                          | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Station 2+10 To 2+50 From North</i>               |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Collapsed/ Failed</i>                          |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                          |   |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>     |                   |                          |   |                           |                       |                    |                       |                 |
| Steel                        | 1%                | 4+                       | \$2,300   | LIFE                      | **                    | 5                  | \$400                 |                 |
|                              |                   |                          | <i>Corrosion, Extent : Light, Area Affected : 10%</i>           |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Single Pipe Pile At South End Of Asset</i>        |                           |                       |                    |                       |                 |
| No Component                 | 99%               |                          |   |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>           |                   |                          |   |                           |                       |                    |                       |                 |
| Steel                        | 70%               | Now                      | \$1,018,400   | LIFE                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Severe, Area Affected : 30%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout At Waterline</i>                       |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Dent, Holes</i>                                |                           |                       |                    |                       |                 |
| No Component                 | 20%               |                          |   |                           |                       |                    |                       |                 |
| Not Accessible               | 10%               |                          |   |                           |                       |                    |                       |                 |
| <b>Pile Caps</b>             |                   |                          |   |                           |                       |                    |                       |                 |
| Timber                       | 80%               | Now                      | \$23,700  | LIFE                      | **                    | 4                  | \$1,600               |                 |
|                              |                   |                          | <i>Broken, Extent : Severe, Area Affected : 100%</i>            |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>                                    |                           |                       |                    |                       |                 |
| No Component                 | 20%               |                          |   |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |   |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |   |                           |                       |                    |                       |                 |
| Topsoil                      | 70%               | Now                      | \$36,800  | 2064                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Inshore Of Sheet Pile Bulkhead</i>                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Inshore Of Sheet Pile Bulkhead</i>                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Significant Fill Loss</i>                      |                           |                       |                    |                       |                 |
| Not Accessible               | 30%               |                          |   |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**STEEL SHEETPILE BULKHEAD**  
**Asset # : 13792**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 20%               | Now                      | \$17,600              | 2039                      | **                    | 5                  | \$300                 |                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Station 2+10 To 2+50 Inshore Of Crib</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Station 2+10 To 2+50 Inshore Of Crib</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Loss Of Structural Support</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel   | 10%               |                          |                       | 2039                      | **                    | 2-5                | \$100                 |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 15%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Filter Fabric Exposed Under Gravel Surface</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 70%               | Now                      | \$9,200               | 2024                      | \$9,200               | 5                  | \$400                 |                 |
| <i>Settlement, Extent : Severe, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Inshore Of Sheet Pile Bulkhead</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Inshore Of Sheet Piles Station 0+00 To 2+10 (From North)</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Sinkholes/ Fill Loss</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 80%               | Now                      | \$36,800              | 2039                      | **                    | 4                  | \$4,800               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Sheet Pile Bulkhead</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Station 0+00 To 2+10 At Sheet Pile Bulkhead</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales and Chocks</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 80%               | Now                      | \$34,800              | 2039                      | **                    | 4                  | \$10,900              |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 20%               |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : **TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER**  
**Address** : **FLATBUSH AVE. MILL BASIN**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DBSR026.066 / 20** **Yr Built/Renovated** :  
**Linear Ft** : **120** **Project Type** : **ECONOMIC DEVELOPMENT**  
**Date of Survey** : **09-Sep-2015** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **8591** **Lot** : **175** **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$615,300             |                       |
| <b>Total</b>      | <b>\$615,300</b>      |                       |
| Importance Code A | \$615,300             |                       |
| <b>Total</b>      | <b>\$615,300</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$18,400        |                |                |                |
| <b>Total</b>      | <b>\$18,400</b> |                |                |                |
| Importance Code A | \$18,200        |                |                |                |
| Importance Code B | \$200           |                |                |                |
| <b>Total</b>      | <b>\$18,400</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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**TIMBER BULKHEAD MARINA SOUTH OF NICKS LOBSTER**

**Asset # : 20**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing<br>Timber                                      | 100%              | 4+                       | \$345,500             | 2042                      | **                    | 4                  | \$18,000              |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Bulkhead</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sheet Piles<br>Timber  | 60%               | 4+                       | \$269,800             | LIFE                      | **                    | 4                  | \$1,300               |                 |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Tidal Zone</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 40%               |                          |                       | LIFE                      | **                    | 4                  | \$1,300               |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wales<br>Timber  | 100%              | 4+                       | \$17,800              | LIFE                      | **                    | 4                  | \$1,800               |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel   | 10%               |                          |                       | 2030                      | **                    | 2-5                |                       |                 |
| Topsoil  | 60%               |                          |                       | 2022                      | \$3,800               | 5                  | \$300                 |                 |
| Not Accessible   | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : **TIMBER BULKHEAD PAERDERGAT BASIN**  
**Address** : **PAERDERGAT AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DBSR034.000 / 13480** **Yr Built/Renovated** :  
**Linear Ft** : **862** **Project Type** : **ECONOMIC DEVELOPMENT**  
**Date of Survey** : **20-Dec-2012** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **8012** **Lot** : **1** **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,868,900           |                       |
| <b>Total</b>      | <b>\$1,868,900</b>    |                       |
| Importance Code A | \$1,708,400           |                       |
| Importance Code B | \$160,600             |                       |
| <b>Total</b>      | <b>\$1,868,900</b>    |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$50,800        | \$7,100        | \$100          | \$3,300        |
| <b>Total</b>      | <b>\$50,800</b> | <b>\$7,100</b> | <b>\$100</b>   | <b>\$3,300</b> |
| Importance Code A |                 |                |                | \$3,200        |
| Importance Code B | \$26,900        | \$7,100        | \$100          |                |
| Importance Code C | \$23,900        |                |                |                |
| <b>Total</b>      | <b>\$50,800</b> | <b>\$7,100</b> | <b>\$100</b>   | <b>\$3,300</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**TIMBER BULKHEAD PAERDERGAT BASIN**  
**Asset # : 13480**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Piles and Bracing  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 5%                |                          |                       | 2033                      | **                    | 4                  | \$6,500               |                 |
| Timber   | 85%               | Now                      | \$843,700             | 2039                      | **                    | 4                  | \$109,700             |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Failed And/ Or Severe Deterioration</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 7%                |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 3%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 3%                | Now                      | \$17,000              | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Between Sta. 0+21 And 0+91 (From West)</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Minimal To No Shoreline Protection</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete   | 4%                | 4+                       | \$6,800               | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Top Of Revetment From Sta. 0+00 To 0+21 And 0+91 To 1+70</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Non-engineered Slope; Inadequate Protection</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 93%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sheet Piles</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 5%                |                          |                       | LIFE                      | **                    | 4                  | \$800                 |                 |
| Timber   | 20%               | 0-2                      | \$193,800             | LIFE                      | **                    | 4                  | \$3,200               |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Typical Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Typical Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Severely Deteriorated / Failed Above Lower Wale</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 60%               | Now                      | \$581,400             | LIFE                      | **                    | 4                  | \$9,700               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Collapsed/ Failed Above Mlw</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 7%                |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 8%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Wales</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 5%                |                          |                       | LIFE                      | **                    | 4                  | \$600                 |                 |
| Timber   | 40%               | 0-2                      | \$51,100              | LIFE                      | **                    | 4                  | \$5,200               |                 |
| <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Typical Throughout Lower Wale</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber   | 30%               | Now                      | \$38,300              | LIFE                      | **                    | 4                  | \$3,900               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Seaview Avenue And Isolated Throughout</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Collapsed</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 7%                |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 18%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**TIMBER BULKHEAD PAERDERGAT BASIN**  
**Asset # : 13480**

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Backfill  |            |                   |                |                    |                |             |                |          |
| Fill  |            |                   |                |                    |                |             |                |          |
| Sand  | 65%        | Now               | \$123,500      | 2054               | **             | 5           | \$500          |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Erosion And Fill Loss</i>                                |            |                   |                |                    |                |             |                |          |
| Stone   | 10%        | Now               | \$22,900       | LIFE               | **             | 5           | \$100          |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Between Sta 1+70 And Sta 4+25</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Large Concrete Block Placed As Revetment/ Backfill</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 25%        |                   |                |                    |                |             |                |          |
| Surface   |            |                   |                |                    |                |             |                |          |
| Concrete  | 2%         |                   |                | 2037               | **             | 5           | \$200          |          |
| Concrete  | 1%         | Now               | \$3,000        | 2039               | **             | 5           |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Under Concrete Slab At Sta 6+50 (From West)</i>             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Undermined Slab</i>                                      |            |                   |                |                    |                |             |                |          |
| Gravel  | 15%        |                   |                | 2033               | **             | 2-5         | \$400          |          |
| Sand  | 65%        | Now               | \$37,100       | 2039               | **             | 2-5         | \$1,100        |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Mid- Asset</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Complete Loss Of Backfill</i>                            |            |                   |                |                    |                |             |                |          |
| Topsoil   | 15%        |                   |                | 2019               | \$6,800        | 5           | \$600          |          |
| Topsoil   | 2%         | Now               | \$900          | 2024               | \$900          | 5           |                |          |
| <i>Erosion, Extent : Severe, Area Affected : 50%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Loss Of Soil At Isolated Settlement/ Sinkhole Locations</i> |            |                   |                |                    |                |             |                |          |
| <i>Settlement, Extent : Severe, Area Affected : 50%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : **TIMBER CRIBBING, STACKED TIMBERS**  
**Address** : **BARD AVE AND RICHMOND TERRACE**  
**Borough** : **STATEN ISLAND**                      **Agency's Number** : **N/A**  
**Program / Asset #** : **PAR0194.000 / 13934**                      **Yr Built/Renovated** :  
**Linear Ft** : **160**    **Project Type** : **ECONOMIC DEVELOPMENT**  
**Date of Survey** : **17-Dec-2014**                      **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **184**                      **Lot** : **188**                      **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$228,600             |                       |
| <b>Total</b>      | <b>\$228,600</b>      |                       |
| Importance Code A | \$228,600             |                       |
| <b>Total</b>      | <b>\$228,600</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$25,200        |                |                |                |
| <b>Total</b>      | <b>\$25,200</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$25,200        |                |                |                |
| <b>Total</b>      | <b>\$25,200</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.

**DEPT. OF SMALL BUSINESS SERV. - 801  
TIMBER CRIBBING, STACKED TIMBERS  
Asset # : 13934**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall                 |  |                          |                       |                           |                       |                    |                       |                 |
| Timber Crib w/Stone          | 100%   | 4+                       | \$228,600             | LIFE                      | * *                   | 4                  | \$4,700               |                 |
|                              | <i>Missing Part, Extent : Severe, Area Affected : 50%</i>        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Eastern Half</i>                                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Western Half</i>                                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |  |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 50%  | Now                      | \$16,800              | 2066                      | * *                   |                    |                       |                 |
|                              | <i>Erosion, Extent : Severe, Area Affected : 100%</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                     |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 50%  |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Topsoil                      | 100%   | Now                      | \$8,400               | 2026                      | \$8,400               | 5                  | \$400                 |                 |
|                              | <i>Erosion, Extent : Severe, Area Affected : 50%</i>             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Behind Bulkhead</i>                     |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |  |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : U.N. SCHOOL BULKHEAD  
**Address** : 24-50 FDR DRIVE EAST RIVER, EAST 25TH ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBSR025.067 / 4474 **Yr Built/Renovated** :  
**Linear Ft** : 855 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Feb-2016 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 991 **Lot** : 59 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$49,800              |                       |
| <b>Total</b>      | <b>\$49,800</b>       |                       |
| Importance Code A | \$49,800              |                       |
| <b>Total</b>      | <b>\$49,800</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$10,900        |                | \$200          | \$3,400        |
| <b>Total</b>      | <b>\$10,900</b> |                | <b>\$200</b>   | <b>\$3,400</b> |
| Importance Code A | \$5,800         |                |                |                |
| Importance Code B |                 |                | \$200          | \$3,400        |
| Importance Code C | \$5,100         |                |                |                |
| <b>Total</b>      | <b>\$10,900</b> |                | <b>\$200</b>   | <b>\$3,400</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**U.N. SCHOOL BULKHEAD**  
**Asset # : 4474**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| Revetment                    |                   |                          |  |                           |                       |                    |                       |                 |
| Stone                        | 100%              |                          |  | LIFE                      | **                    | 5                  | \$10,200              |                 |
| Sheet Piles                  |                   |                          |  |                           |                       |                    |                       |                 |
| Steel                        | 10%               | 4+                       | \$49,800   | LIFE                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Corrosion, Extent : Moderate, Area Affected : 10%</i>           |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : In Splash Zone</i>                                   |                           |                       |                    |                       |                 |
| Steel                        | 50%               |                          |  | LIFE                      | **                    | 10                 |                       |                 |
|                              |                   |                          | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : East Face Of Bulkhead</i>                            |                           |                       |                    |                       |                 |
| Timber                       | 40%               |                          |  | LIFE                      | **                    | 4                  | \$9,600               |                 |
|                              |                   |                          | <i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>       |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : At Mean Low Water</i>                                |                           |                       |                    |                       |                 |
| Pile Caps                    |                   |                          |  |                           |                       |                    |                       |                 |
| Concrete                     | 100%              |                          |  | LIFE                      | **                    | 5                  | \$5,200               |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 5%</i>                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>                                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| Surface                      |                   |                          |  |                           |                       |                    |                       |                 |
| Asphalt                      | 60%               |                          |  | 2036                      | **                    | 5                  | \$5,900               |                 |
| Concrete                     | 10%               |                          |  | 2036                      | **                    | 5                  | \$1,000               |                 |
| Topsoil                      | 10%               |                          |  | 2025                      | \$4,500               | 5                  | \$400                 |                 |
| Not Accessible               | 20%               |                          |  |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : WET BERTH 2 BULKHEAD  
**Address** : FORMERLY DRY DOCK 2 BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.120 / 13533 **Yr Built/Renovated** :  
**Linear Ft** : 1,106 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$235,000             | \$1,034,100           |
| <b>Total</b>      | <b>\$235,000</b>      | <b>\$1,034,100</b>    |
| Importance Code A | \$235,000             |                       |
| Importance Code B |                       | \$1,034,100           |
| <b>Total</b>      | <b>\$235,000</b>      | <b>\$1,034,100</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$32,400        |                |                |                |
| <b>Total</b>      | <b>\$32,400</b> |                |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$32,400        |                |                |                |
| <b>Total</b>      | <b>\$32,400</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.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**WET BERTH 2 BULKHEAD**  
**Asset # : 13533**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conc w/Stone Face   | 5%                | 4+                       | \$60,700              | LIFE                      | **                    | 5                  | \$5,000               |                 |
| <i>Displaced Elements, Extent : Severe, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1090 Feet From Asset 13532</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Erosion, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Tidal Zone</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Missing Block Seal, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Throughout Concrete At Top Of Wall</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 10%               | 4+                       | \$174,300             | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Above Mlw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Top Of Wall 261 Feet , 365 - 382 Feet , 398 - 429 Feet , 462 - 465 Feet, And 803 - 810 Feet From Asset 13532</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Above Mlw</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Efflorescence</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Cracking, Extent : Light, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Cracking With Efflorescence Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 75%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 93%               | 4+                       | \$18,100              | 2033                      | **                    | 5                  | \$5,900               |                 |
| <i>Cracking, Extent : Severe, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Multiple Large Cracks Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 5%                | 4+                       | \$3,900               | 2033                      | **                    | 5                  | \$300                 |                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Adjacent To Asset 13532</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Adjacent To Asset 13532</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 2%                |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Under Pipe Rack</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Concrete Catch Basin</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 90%               |                          |                       | 2022                      | \$930,700             |                    |                       |                 |
| Steel   | 10%               | Now                      | \$10,300              | 2022                      | \$103,400             |                    |                       |                 |
| <i>Loose Connections, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Broken Railing Connections 91Ft, 378Ft, 515Ft To 525Ft, And 565Ft To 575Ft From Asset 13532</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : WET BERTH 3 BULKHEAD  
**Address** : FORMERLY DRY DOCK 3 BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.100 / 13531 **Yr Built/Renovated** :  
**Linear Ft** : 1,700 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 14-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,742,200           | \$387,200             |
| <b>Total</b>      | <b>\$1,742,200</b>    | <b>\$387,200</b>      |
| Importance Code A | \$107,200             |                       |
| Importance Code B | \$1,589,400           | \$387,200             |
| Importance Code C | \$45,600              |                       |
| <b>Total</b>      | <b>\$1,742,200</b>    | <b>\$387,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$58,500        | \$4,500        |                |                |
| <b>Total</b>      | <b>\$58,500</b> | <b>\$4,500</b> |                |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$58,500        | \$4,500        |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$58,500</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**WET BERTH 3 BULKHEAD**  
**Asset # : 13531**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |  |                          |                       |                           |                       |                    |                       |                 |
| Coping/Curb Concrete         | 20%  | Now                      | \$45,600              | LIFE                      | **                    | 5                  | \$300                 |                 |
|                              | <i>Broken, Extent : Severe, Area Affected : 100%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 78%  |                          |                       | LIFE                      | **                    | 5                  | \$1,200               |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 20%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 2%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>          |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 1%   | Now                      | \$53,600              | LIFE                      | **                    | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 682 Feet To 727 Feet From Berth 7 Along South Wall</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Broken/ Impact Damage</i>                           |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 20%  |                          |                       | LIFE                      | **                    | 5                  | \$1,400               |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 5%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Light, Area Affected : 10%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>                                |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 4%   | 4+                       | \$53,600              | LIFE                      | **                    | 5                  | \$300                 |                 |
|                              | <i>Cracking, Extent : Moderate, Area Affected : 5%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>                                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Spalling, Extent : Moderate, Area Affected : 5%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Isolated Throughout</i>                                |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 75%  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location :</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Underwater And At Berthed Vessel</i>                |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| Fill                         |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>               |  |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 5%   | 4+                       | \$18,000              | 2033                      | **                    | 5                  | \$500                 |                 |
|                              | <i>Spalling, Extent : Moderate, Area Affected : 50%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Concrete                     | 90%  |                          |                       | 2033                      | **                    | 5                  | \$17,500              |                 |
|                              | <i>Cracking, Extent : Light, Area Affected : 10%</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Settlement, Extent : Light, Area Affected : 10%</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 5%   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location :</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Debris</i>  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fender</b>                |  |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**WET BERTH 3 BULKHEAD**  
**Asset # : 13531**

| <b>Bulkheads</b>             |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Fender</b>                |  |                          |                       |                           |                       |                    |                       |                 |
| Buffer                       |  |                          |                       |                           |                       |                    |                       |                 |
| Rubber                       | 70%  |                          |                       | 2027                      | \$387,200             | 4-5                | \$35,600              |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : North And South Walls</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Insufficient Fendering (Rubber Tires)</i>                     |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 30%  |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |  |                          |                       |                           |                       |                    |                       |                 |
| Railing                      |  |                          |                       |                           |                       |                    |                       |                 |
| Steel                        | 100%   | Now                      | \$31,800              | 2018                      | \$1,589,400           |                    |                       |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : All Around Berth</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Railing Not Required At Wet Berth (Dry Dock De-activated)</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : WILLIAMSBURG YACHT CLUB SHORELINE & TIMBER BULKHEAD  
**Address** : 119-08 29TH AVENUE COLLEGE POINT  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DBSR037.010 / 13483 **Yr Built/Renovated** :  
**Linear Ft** : 205 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 24-Sep-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4346 **Lot** : 200 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$508,600             |                       |
| <b>Total</b>      | <b>\$508,600</b>      |                       |
| Importance Code A | \$508,600             |                       |
| <b>Total</b>      | <b>\$508,600</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$19,800        |                | \$3,200        | \$100          |
| <b>Total</b>      | <b>\$19,800</b> |                | <b>\$3,200</b> | <b>\$100</b>   |
| Importance Code A | \$400           |                | \$3,100        |                |
| Importance Code B | \$9,900         |                | \$100          | \$100          |
| Importance Code C | \$9,500         |                |                |                |
| <b>Total</b>      | <b>\$19,800</b> |                | <b>\$3,200</b> | <b>\$100</b>   |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**WILLIAMSBURG YACHT CLUB SHORELINE & TIMBER BULKHEAD**  
**Asset # : 13483**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Gravity Wall</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 50%               |                          |                       | LIFE                      | **                    | 5-10               | \$800                 |                 |
| Timber Crib w/Stone   | 40%               | Now                      | \$390,500             | LIFE                      | **                    | 4                  | \$2,400               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Full Length Of Crib Wall Is not plumb, Missing Timbers, And Losing Fill</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Piles and Bracing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 20%               |                          |                       | 2036                      | **                    | 4                  | \$6,100               |                 |
| <i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Due To Movement Of Backfill Material</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Timber  | 20%               | 2-4                      | \$118,000             | 2042                      | **                    | 4                  | \$6,100               |                 |
| <i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Due To Movement Of Backfill Material</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Revetment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$1,200               |                 |
| Stone   | 10%               | Now                      | \$8,800               | LIFE                      | **                    | 5                  | \$100                 |                 |
| <i>Missing Part, Extent : Moderate, Area Affected : 50%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Front Of Gravity Wall</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 15%               | Now                      | \$8,200               | LIFE                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Visible Through Missing Sheet Piles</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 5%                |                          |                       | 2040                      | **                    | 5                  | \$100                 |                 |
| Gravel  | 5%                | Now                      | \$900                 | 2042                      | **                    | 2-5                |                       |                 |
| <i>Settlement, Extent : Severe, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Southeast Corner</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel  | 10%               | 2-4                      | \$900                 | 2036                      | **                    | 2-5                |                       |                 |
| <i>Settlement, Extent : Moderate, Area Affected : 50%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravel  | 35%               |                          |                       | 2036                      | **                    | 2-5                | \$200                 |                 |
| Not Accessible  | 45%               |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : 65TH STREET RAIL YARD MARINA TRANSFER BRIDGES  
**Address** : FOOT OF 66TH ST NEXT TO BAT  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR038.020 / 13492 **Yr Built/Renovated** : 1999 / 2012  
**Area Sq Ft** : 11,288 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 20-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5804 **Lot** : 2 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Marinas/Docks     | \$642,400             | \$1,283,600           |
| <b>Total</b>      | <b>\$642,400</b>      | <b>\$1,283,600</b>    |
| Importance Code A | \$642,400             | \$1,283,600           |
| <b>Total</b>      | <b>\$642,400</b>      | <b>\$1,283,600</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b>  |
|-------------------|-----------------|----------------|----------------|-----------------|
| Marinas/Docks     | \$11,300        |                |                | \$14,500        |
| <b>Total</b>      | <b>\$11,300</b> |                |                | <b>\$14,500</b> |
| Importance Code A | \$11,300        |                |                | \$14,500        |
| <b>Total</b>      | <b>\$11,300</b> |                |                | <b>\$14,500</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**65TH STREET RAIL YARD MARINA TRANSFER BRIDGES**

**Asset # : 13492**

| Marinas/Docks   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Access Walkways   |            |                   |                |                    |                |             |                |          |
| Deck  |            |                   |                |                    |                |             |                |          |
| Concrete  | 48%        |                   |                | 2036               | * *            | 5           | \$5,700        |          |
| Timber  | 1%         | Now               | \$4,200        | 2027               | \$4,200        | 5           | \$100          |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Broken Deck Stringers And Loose Decking At Inshore End Of North Fender Rack</i> |            |                   |                |                    |                |             |                |          |
| Timber  | 51%        |                   |                | 2022               | \$215,600      | 5           | \$6,500        |          |
| <i>Aging, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Weathered Decking</i>   |            |                   |                |                    |                |             |                |          |
| Piles and Bracing   |            |                   |                |                    |                |             |                |          |
| Steel   | 25%        | 4+                | \$60,300       | 2047               | * *            | 5           | \$500          |          |
| <i>Corrosion, Extent : Moderate, Area Affected : 30%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Splash Zone</i>   |            |                   |                |                    |                |             |                |          |
| <i>Missing Coating, Extent : Moderate, Area Affected : 30%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Splash Zone</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Offshore End Of North Fender Rack</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Sheared Bolts</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 75%        |                   |                |                    |                |             |                |          |
| Deck Elements   |            |                   |                |                    |                |             |                |          |
| Railing   |            |                   |                |                    |                |             |                |          |
| Steel   | 100%       |                   |                | 2025               | \$575,000      |             |                |          |
| Electrical  |            |                   |                |                    |                |             |                |          |
| Lighting Fixture  |            |                   |                |                    |                |             |                |          |
| Incandescent  | 100%       |                   |                | 2021               | \$11,600       |             |                |          |
| Fender  |            |                   |                |                    |                |             |                |          |
| Facing  |            |                   |                |                    |                |             |                |          |
| Timber  | 85%        | 2-4               | \$415,500      | 2027               | \$415,500      |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : At Bottom Of Facing</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Rotting, Splitting</i>   |            |                   |                |                    |                |             |                |          |
| Timber  | 15%        | Now               | \$73,300       | 2027               | \$73,300       |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Missing</i>  |            |                   |                |                    |                |             |                |          |
| Gallows Frames  |            |                   |                |                    |                |             |                |          |
| Tower Frames  |            |                   |                |                    |                |             |                |          |
| Steel   | 100%       |                   |                | 2036               | * *            |             |                |          |
| Movable Ramps   |            |                   |                |                    |                |             |                |          |
| Bearings  |            |                   |                |                    |                |             |                |          |
| Steel   | 12%        | 2-4               | \$3,800        | 2036               | * *            |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : North Bearing At South Ramp</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Missing Grout</i>  |            |                   |                |                    |                |             |                |          |
| Steel   | 88%        |                   |                | 2036               | * *            |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**65TH STREET RAIL YARD MARINA TRANSFER BRIDGES**

**Asset # : 13492**

| Marinas/Docks               | Current Repair   |                      | Future Replacement |            | Maintenance    |                |                |          |
|-----------------------------|--|----------------------|--------------------|------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| Movable Ramps               |  |                      |                    |            |                |                |                |          |
| Deck and Railing            |  |                      |                    |            |                |                |                |          |
| Timber Deck on Steel        | 25%  | 4+                   | \$93,300           | 2036       |                | * *            |                |          |
|                             | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> |                      |                    |            |                |                |                |          |
|                             | <i>Location : At Member And Bolt Connections</i>                 |                      |                    |            |                |                |                |          |
|                             | <i>Explanation : Corrosion</i>                                   |                      |                    |            |                |                |                |          |
| Timber Deck on Steel        | 75%  |                      |                    | 2036       |                | * *            |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : **BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING**  
**Address** : **58TH STREET AND 1ST AVENUE SUNSET PARK**  
**Borough** : **BROOKLYN** Agency's Number : N/A  
**Program / Asset #** : **DSB0055.000 / 14199** Yr Built/Renovated :  
**Area Sq Ft** : **4,300** Project Type : **ECONOMIC DEVELOPMENT**  
**Date of Survey** : **17-Jan-2013** Landmark Status : **NONE**  
**Areas Surveyed** :  
**Block** : **5778** Lot : **1** BIN :

**CAPITAL**

**Total**

Importance Code

**Total**

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Marinas/Docks     | \$1,900        | \$200          | \$800          | \$2,900        |
| <b>Total</b>      | <b>\$1,900</b> | <b>\$200</b>   | <b>\$800</b>   | <b>\$2,900</b> |
| Importance Code A |                |                | \$700          |                |
| Importance Code B | \$1,900        | \$100          | \$100          | \$2,900        |
| <b>Total</b>      | <b>\$1,900</b> | <b>\$200</b>   | <b>\$800</b>   | <b>\$2,900</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING**

**Asset # : 14199**

| Marinas/Docks  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Access Walkways  |            |                   |                |                    |                |             |                |          |
| Gangways   |            |                   |                |                    |                |             |                |          |
| Aluminum   | 100%       | 0-2               | \$1,900        | 2050               | **             | 1-3         | \$9,300        |          |
| <i>Cracked Weld, Extent : Severe, Area Affected : 25%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Top Of Barge-side Gangway</i>  |            |                   |                |                    |                |             |                |          |
| <i>Roller Malfunction, Extent : Severe, Area Affected : 50%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Barge-side Of Two Part Gangway (Barge-side And Shore-side)</i>               |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Shore-side Of Gangway</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Note That Gangway Is Roped Off And Ferry Landing Access Is Restricted</i> |            |                   |                |                    |                |             |                |          |
| Floating Docks   |            |                   |                |                    |                |             |                |          |
| Anchor Piles   |            |                   |                |                    |                |             |                |          |
| Steel  | 49%        |                   |                | 2044               | **             | 3-5         | \$2,200        |          |
| <i>Corrosion, Extent : Light, Area Affected : 10%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : In Areas Of Missing Coating</i>  |            |                   |                |                    |                |             |                |          |
| <i>Missing Coating, Extent : Light, Area Affected : 50%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Mean Low Water And Along Pile Guides</i>                               |            |                   |                |                    |                |             |                |          |
| Steel  | 1%         | Now               |                | 2050               | **             | 3-5         |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : On One Of Two Piles</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Pile Guide Rub Pads Worn Down</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 50%        |                   |                |                    |                |             |                |          |
| Fenders  |            |                   |                |                    |                |             |                |          |
| Rubber   | 100%       |                   |                | 2023               |                | 1-2         |                |          |
| <i>Worn, Extent : Light, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Barge  |            |                   |                |                    |                |             |                |          |
| Steel  | 60%        |                   |                | 2037               | **             | 5           | \$12,500       |          |
| <i>Corrosion, Extent : Light, Area Affected : 5%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : On Barge Deck</i>  |            |                   |                |                    |                |             |                |          |
| <i>Missing Coating, Extent : Light, Area Affected : 50%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Along Pile Guides And On Hull Above Waterline</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Waterlogged/Damaged Floatation, Extent : Moderate, Area Affected : 100%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Barge Listing To Northwest</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 40%        |                   |                |                    |                |             |                |          |
| Fender   |            |                   |                |                    |                |             |                |          |
| Facing   |            |                   |                |                    |                |             |                |          |
| Timber   | 90%        |                   |                | 2023               |                |             | \$12,800       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : East Of Barge Along Pier 4</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Pier Protective Structure</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 10%        |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801  
 BROOKLYN ARMY TERMINAL PIER 4 FERRY LANDING  
 Asset # : 14199**

| <b>Marinas/Docks</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> |
| Fender                       |  |                          |                       |                           |                       |                    |                       |                 |
| Piles                        |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 60%  |                          |                       | 2028                      |                       | * *                |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At East Of Barge Along Pier 4</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Pier Protective Structure</i>                 |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 40%  |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |  |                          |                       |                           |                       |                    |                       |                 |
| Wales and Chocks             |  |                          |                       |                           |                       |                    |                       |                 |
| Timber                       | 100%   |                          |                       | 2028                      |                       | * *                |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : At East End Of Barge Along Pier 4</i>            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Pier Protective Structure</i>                 |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |  |                          |                       |                           |                       |                    |                       |                 |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : FULTON FERRY LANDING  
**Address** : NORTHSIDE - FULTON LANDING PIER @EAST RIVER  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DSB0054.000 / 14197 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 802 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 17-Dec-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 199 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Marinas/Docks     |                       | \$72,900              |
| <b>Total</b>      |                       | <b>\$72,900</b>       |
| Importance Code A |                       | \$72,900              |
| <b>Total</b>      |                       | <b>\$72,900</b>       |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Marinas/Docks     | \$3,100        | \$400          | \$1,500        | \$400          |
| <b>Total</b>      | <b>\$3,100</b> | <b>\$400</b>   | <b>\$1,500</b> | <b>\$400</b>   |
| Importance Code A | \$1,700        |                |                |                |
| Importance Code B | \$100          | \$100          | \$1,200        | \$100          |
| Importance Code C | \$1,400        | \$300          | \$300          | \$300          |
| <b>Total</b>      | <b>\$3,100</b> | <b>\$400</b>   | <b>\$1,500</b> | <b>\$400</b>   |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**FULTON FERRY LANDING**  
**Asset # : 14197**

| <b>Marinas/Docks</b>         |                   | <b>Current Repair</b>                                      |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail 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>Access Walkways</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Gangways</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Aluminum                     | 100%              |  |                       | 2044                      | * *                   | 1-3                | \$4,000               |                 |
| <b>Floating Docks</b>        |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Anchor Piles</b>          |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 35%               |  |                       | 2044                      | * *                   | 3-5                |                       |                 |
| Not Accessible               | 65%               |  |                       |                           |                       |                    |                       |                 |
| <b>Fenders</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Rubber                       | 68%               |  |                       | 2023                      | \$2,700               | 1-2                | \$2,000               |                 |
| Rubber                       | 30%               | 2-4  | \$1,200               | 2024                      | \$1,200               | 1-2                | \$800                 |                 |
|                              |                   | <i>Worn, Extent : Moderate, Area Affected : 100%</i>       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Berthing Face</i>                            |                       |                           |                       |                    |                       |                 |
| Rubber                       | 2%                | Now  | \$100                 | 2024                      | \$100                 | 1-2                | \$100                 |                 |
|                              |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Broken Fender At Northwest Anchor Pile</i>   |                       |                           |                       |                    |                       |                 |
| <b>Barge</b>                 |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 60%               |  |                       | 2033                      | * *                   | 5                  | \$3,400               |                 |
|                              |                   | <i>Corrosion, Extent : Light, Area Affected : 20%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Above The Waterline</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Missing Coating, Extent : Light, Area Affected : 5%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Above Waterline</i>                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 40%               |  |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Steel                        | 100%              |  |                       | 2023                      | \$72,900              |                    |                       |                 |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : GOVENORS ISLAND FERRY SLIPS 6&7  
**Address** : SOUTH STREET BATTERY MARITIME BUILDING  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOT0191.000 / 13890 **Yr Built/Renovated** :  
**Area Sq Ft** : 1,000 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 08-Sep-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Marinas/Docks     | \$62,000              | \$2,351,400           |
| <b>Total</b>      | <b>\$62,000</b>       | <b>\$2,351,400</b>    |
| Importance Code A | \$62,000              | \$2,351,400           |
| <b>Total</b>      | <b>\$62,000</b>       | <b>\$2,351,400</b>    |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b> | <b>FY 2020</b> | <b>FY 2021</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Marinas/Docks     | \$45,700        |                |                |                |
| <b>Total</b>      | <b>\$45,700</b> |                |                |                |
| Importance Code A | \$45,700        |                |                |                |
| <b>Total</b>      | <b>\$45,700</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.



**DEPT. OF SMALL BUSINESS SERV. - 801**  
**GOVERNORS ISLAND FERRY SLIPS 6&7**  
**Asset # : 13890**

| Marinas/Docks   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Access Walkways   |            |                   |                |                    |                |             |                |          |
| Deck  |            |                   |                |                    |                |             |                |          |
| Concrete  | 30%        |                   |                | 2035               | * *            | 5           |                |          |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Slips 6</i>  |            |                   |                |                    |                |             |                |          |
| Timber  | 20%        |                   |                | 2024               |                | 5           |                |          |
| <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 5%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Temporary Access Walkways Adjacent To Movable Ramps</i>                     |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 50%        |                   |                |                    |                |             |                |          |
| Piles and Bracing   |            |                   |                |                    |                |             |                |          |
| Timber  | 5%         |                   |                | 2046               | * *            | 4-5         |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Support Of Temporary Timber Access Adjacent To Movable Ramps</i> |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Pile Encasement Repairs</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 95%        |                   |                |                    |                |             |                |          |
| Fender  |            |                   |                |                    |                |             |                |          |
| Facing  |            |                   |                |                    |                |             |                |          |
| Composite   | 93%        |                   |                | 2024               | \$1,493,000    |             |                |          |
| Composite   | 2%         | Now               | \$32,100       | 2026               | \$32,100       |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Locations At Slip 6 And Slip 7</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Broken</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 5%         |                   |                |                    |                |             |                |          |
| Piles   |            |                   |                |                    |                |             |                |          |
| Timber  | 8%         |                   |                | 2027               | \$826,200      |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 60%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Fender Racks At Slips 6 And 7 Above Mlw Elevation</i>            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Weathering</i>   |            |                   |                |                    |                |             |                |          |
| Timber  | 2%         | 4+                | \$62,000       | 2030               | * *            |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Location : Slip 6 And Slip 7</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Splitting At Tops Of Fender Piles</i>                                    |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 90%        |                   |                |                    |                |             |                |          |
| Gallows Frames  |            |                   |                |                    |                |             |                |          |
| Tower Frames  |            |                   |                |                    |                |             |                |          |
| Steel   | 70%        |                   |                | 2035               | * *            |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout Towers At Slips 6 And 7</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Coating Loss And Corrosion</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 30%        |                   |                |                    |                |             |                |          |
| Movable Ramps   |            |                   |                |                    |                |             |                |          |
| Bearings  |            |                   |                |                    |                |             |                |          |
| Steel   | 10%        |                   |                | 2035               | * *            |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Concrete Pads</i>  |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 90%        |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF SMALL BUSINESS SERV. - 801  
GOVERNORS ISLAND FERRY SLIPS 6&7  
Asset # : 13890**

| Marinas/Docks         |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Movable Ramps         |   |                   |                |                    |                |             |                |          |
| Deck and Railing      |   |                   |                |                    |                |             |                |          |
| Steel                 | 10%   |                   |                | 2029               |                | * *         |                |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 5%</i>  |                   |                |                    |                |             |                |          |
|                       | <i>Location : Slip 7</i>                                      |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Corrosion</i>                                |                   |                |                    |                |             |                |          |
| Steel                 | 10%   | 4+                | \$13,600       | 2039               |                | * *         |                |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 10%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : Slip 6</i>                                      |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Corrosion And Coating Loss</i>               |                   |                |                    |                |             |                |          |
| Timber                | 30%   |                   |                | 2035               |                | * *         |                |          |
|                       | <i>Other Observation, Extent : Light, Area Affected : 10%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : Isolated At Top Of Deck Slips 6 And 7</i>       |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Wear</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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : MARINA @ BERTHS 11 & 12  
**Address** : NORTHWEST SIDE OF HAMMERHEAD AVE BROOKLYN NAVY YARD  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DBSR045.060A / 14726 **Yr Built/Renovated** :  
**Area Sq Ft** : 150 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 22-Jan-2013 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2023 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Marinas/Docks     | \$39,500              | \$108,500             |
| <b>Total</b>      | <b>\$39,500</b>       | <b>\$108,500</b>      |
| Importance Code A | \$39,500              | \$108,500             |
| <b>Total</b>      | <b>\$39,500</b>       | <b>\$108,500</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b> | <b>FY 2019</b> | <b>FY 2020</b>  | <b>FY 2021</b> |
|-------------------|----------------|----------------|-----------------|----------------|
| Marinas/Docks     | \$100          | \$7,000        | \$29,600        | \$6,800        |
| <b>Total</b>      | <b>\$100</b>   | <b>\$7,000</b> | <b>\$29,600</b> | <b>\$6,800</b> |
| Importance Code A |                | \$7,000        | \$27,900        | \$6,700        |
| Importance Code B | \$100          | \$100          | \$1,700         | \$100          |
| <b>Total</b>      | <b>\$100</b>   | <b>\$7,000</b> | <b>\$29,600</b> | <b>\$6,800</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**MARINA @ BERTHS 11 & 12**  
**Asset # : 14726**

| Marinas/Docks         |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Access Walkways       |            |  |                |                    |                |             |                |          |
| Deck                  |            |  |                |                    |                |             |                |          |
| Steel                 | 100%       |  |                | 2050               | **             |             |                |          |
| Gangways              |            |  |                |                    |                |             |                |          |
| Aluminum              | 100%       |  |                | 2050               | **             | 1-3         | \$5,600        |          |
| Piles and Bracing     |            |  |                |                    |                |             |                |          |
| Steel                 | 30%        |  |                | 2050               | **             | 5-10        | \$200          |          |
| Not Accessible        | 70%        |  |                |                    |                |             |                |          |
| Floating Docks        |            |  |                |                    |                |             |                |          |
| Anchor Piles          |            |  |                |                    |                |             |                |          |
| Steel                 | 60%        |  |                | 2050               | **             | 3-5         | \$27,700       |          |
|                       |            | <i>Worn, Extent : Light, Area Affected : 5%</i>                |                |                    |                |             |                |          |
|                       |            | <i>Location : Isolated Throughout</i>                          |                |                    |                |             |                |          |
|                       |            | <i>Other Observation, Extent : Severe, Area Affected : 75%</i> |                |                    |                |             |                |          |
|                       |            | <i>Location : Top Of Piles</i>                                 |                |                    |                |             |                |          |
|                       |            | <i>Explanation : Missing Pilecap Tops</i>                      |                |                    |                |             |                |          |
| Not Accessible        | 40%        |  |                |                    |                |             |                |          |
| Deck                  |            |  |                |                    |                |             |                |          |
| Concrete              | 50%        |  |                | 2037               | **             | 5           |                |          |
| Not Accessible        | 50%        |  |                |                    |                |             |                |          |
| Fenders               |            |  |                |                    |                |             |                |          |
| Rubber                | 100%       |  |                | 2023               |                | 1-2         |                |          |
| Launch/Haulout        |            |  |                |                    |                |             |                |          |
| Piles and Bracing     |            |  |                |                    |                |             |                |          |
| Steel                 | 25%        |  |                | 2050               | **             | 5-10        | \$18,300       |          |
| Not Accessible        | 75%        |  |                |                    |                |             |                |          |
| Runway                |            |  |                |                    |                |             |                |          |
| Concrete              | 100%       |  |                | 2050               | **             | 5           | \$1,100        |          |
| Deck Elements         |            |  |                |                    |                |             |                |          |
| Railing               |            |  |                |                    |                |             |                |          |
| Steel                 | 100%       |  |                | 2023               |                |             | \$108,500      |          |
| Electrical            |            |  |                |                    |                |             |                |          |
| Conduit               |            |  |                |                    |                |             |                |          |
| PVC                   | 100%       |  |                | 2021               |                |             | \$6,700        |          |
| Lighting Fixture      |            |  |                |                    |                |             |                |          |
| Incandescent          | 100%       |  |                | 2019               |                |             | \$7,000        |          |
| Electrical/Mech.      |            |  |                |                    |                |             |                |          |
| Power Supply/Bollards |            |  |                |                    |                |             |                |          |
| Steel                 | 100%       |  |                | 2023               |                |             | \$14,100       |          |
| Mech./Plumbing        |            |  |                |                    |                |             |                |          |
| Water Supply          |            |  |                |                    |                |             |                |          |
| PVC                   | 100%       |  |                | 2021               |                |             | \$39,500       |          |

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 : 16-Sep-2016

**DEPT. OF SMALL BUSINESS SERV. - FY 2017**

**Asset Name** : SKYPORT MARINA (23RD ST MARINA)  
**Address** : EAST RIVER, 23RD ST & FDR DRIVE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : PAR0154.000 / 13645 **Yr Built/Renovated** :  
**Area Sq Ft** : 6,400 **Project Type** : ECONOMIC DEVELOPMENT  
**Date of Survey** : 14-Oct-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 991 **Lot** : 50 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2018 - 2021</b> | <b>FY 2022 - 2027</b> |
|-------------------|-----------------------|-----------------------|
| Marinas/Docks     | \$505,500             | \$965,200             |
| <b>Total</b>      | <b>\$505,500</b>      | <b>\$965,200</b>      |
| Importance Code A | \$505,500             | \$965,200             |
| <b>Total</b>      | <b>\$505,500</b>      | <b>\$965,200</b>      |

| <b>EXPENSE</b>    | <b>FY 2018</b>  | <b>FY 2019</b>  | <b>FY 2020</b>  | <b>FY 2021</b>  |
|-------------------|-----------------|-----------------|-----------------|-----------------|
| Marinas/Docks     | \$32,800        | \$32,800        | \$10,500        | \$72,400        |
| <b>Total</b>      | <b>\$32,800</b> | <b>\$32,800</b> | <b>\$10,500</b> | <b>\$72,400</b> |
| Importance Code A | \$12,100        | \$29,100        | \$10,300        | \$70,700        |
| Importance Code B | \$20,700        | \$3,800         | \$200           | \$1,700         |
| <b>Total</b>      | <b>\$32,800</b> | <b>\$32,800</b> | <b>\$10,500</b> | <b>\$72,400</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.

**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SKYPORT MARINA (23RD ST MARINA)**  
**Asset # : 13645**

| Marinas/Docks  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Access Walkways  |            |                   |                |                    |                |             |                |          |
| Deck   |            |                   |                |                    |                |             |                |          |
| Concrete   | 10%        | 2-4               | \$80,000       | 2041               | **             | 5           | \$1,000        |          |
| <i>Spalling, Extent : Severe, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Offshore Face At Eastern Walkway</i>                   |            |                   |                |                    |                |             |                |          |
| Concrete   | 89%        |                   |                | 2029               | **             | 5           | \$18,500       |          |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Light, Area Affected : 5%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>                                |            |                   |                |                    |                |             |                |          |
| Timber   | 1%         |                   |                | 2024               | \$7,300        | 5           | \$200          |          |
| Gangways   |            |                   |                |                    |                |             |                |          |
| Aluminum   | 30%        | 0-2               | \$20,600       | 2056               | **             | 1-3         | \$5,000        |          |
| <i>Cracked Weld, Extent : Moderate, Area Affected : 33%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Northwest Gangway</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Handrail Damage, Extent : Moderate, Area Affected : 33%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Northeast Gangway</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 33%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Northeast Gangway</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Walkway Damage</i>                                  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 70%        |                   |                | 2046               | **             | 1-3         | \$11,700       |          |
| Pile Caps  |            |                   |                |                    |                |             |                |          |
| Concrete   | 97%        |                   |                | 2036               | **             | 5           | \$27,900       |          |
| <i>Cracking, Extent : Light, Area Affected : 10%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Isolated Throughout</i>                                |            |                   |                |                    |                |             |                |          |
| Timber   | 3%         |                   |                | 2046               | **             | 4           | \$700          |          |
| Piles and Bracing  |            |                   |                |                    |                |             |                |          |
| Timber   | 5%         | 4+                | \$49,900       | 2056               | **             | 4-5         | \$2,800        |          |
| <i>Missing Connections, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : On Outboard Side Of Facility, Bracing Not Attached</i> |            |                   |                |                    |                |             |                |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : In Tidal Zone Throughout</i>                           |            |                   |                |                    |                |             |                |          |
| Timber   | 45%        |                   |                | 2046               | **             | 4-5         | \$49,600       |          |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 50%        |                   |                |                    |                |             |                |          |
| Fender Piles, Wales and Cho  |            |                   |                |                    |                |             |                |          |
| Timber   | 60%        | Now               | \$103,100      | 2041               | **             | 3           | \$41,200       |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Along South Access Walkway And Offshore Face</i>       |            |                   |                |                    |                |             |                |          |
| Not Accessible   | 40%        |                   |                |                    |                |             |                |          |
| Floating Docks   |            |                   |                |                    |                |             |                |          |

Note : 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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**DEPT. OF SMALL BUSINESS SERV. - 801**  
**SKYPORT MARINA (23RD ST MARINA)**  
**Asset # : 13645**

| Marinas/Docks         |   | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Floating Docks        |   |                   |                |                    |                |             |                |          |
| Anchor Piles          |   |                   |                |                    |                |             |                |          |
| Steel                 | 35%   |                   |                | 2046               | **             | 3-5         | \$30,800       |          |
|                       | <i>Corrosion, Extent : Light, Area Affected : 15%</i>           |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout</i>                                    |                   |                |                    |                |             |                |          |
|                       | <i>Missing Coating, Extent : Light, Area Affected : 15%</i>     |                   |                |                    |                |             |                |          |
|                       | <i>Location : Tidal Zone And Above Mlw Elevation</i>            |                   |                |                    |                |             |                |          |
| Steel                 | 5%  | 0-2               | \$1,000        | 2052               | **             | 3-5         | \$4,300        |          |
|                       | <i>Not Plumb, Extent : Severe, Area Affected : 100%</i>         |                   |                |                    |                |             |                |          |
|                       | <i>Location : 2 Piles On Northeastern Dock</i>                  |                   |                |                    |                |             |                |          |
| Timber                | 40%   |                   |                | 2027               | \$59,000       | 4-5         | \$8,100        |          |
|                       | <i>Abrasion, Extent : Light, Area Affected : 30%</i>            |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout</i>                                    |                   |                |                    |                |             |                |          |
| Not Accessible        | 20%   |                   |                |                    |                |             |                |          |
| Deck                  |   |                   |                |                    |                |             |                |          |
| Timber                | 63%   |                   |                | 2024               | \$42,600       | 5           | \$16,300       |          |
| Timber                | 12%   | Now               | \$8,100        | 2026               | \$8,100        | 5           | \$1,500        |          |
|                       | <i>Broken, Extent : Severe, Area Affected : 100%</i>            |                   |                |                    |                |             |                |          |
|                       | <i>Location : Entire Northeast Dock 88 Feet Long</i>            |                   |                |                    |                |             |                |          |
| No Component          | 25%   |                   |                |                    |                |             |                |          |
| Floats/Frames         |   |                   |                |                    |                |             |                |          |
| Polyethylene          | 50%   |                   |                | 2031               | **             | 1-5         | \$18,400       |          |
| Steel                 | 12%   | Now               | \$61,500       | 2036               | **             | 5           | \$1,400        |          |
|                       | <i>Displaced Component, Extent : Severe, Area Affected : 5%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : 4 Of 5 Connections On Southwest Finger Broken</i> |                   |                |                    |                |             |                |          |
|                       | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : Entire Northeast Floating Dock</i>                |                   |                |                    |                |             |                |          |
|                       | <i>Explanation : Broken</i>                                     |                   |                |                    |                |             |                |          |
| Steel                 | 38%   |                   |                | 2031               | **             | 5-10        | \$17,900       |          |
| Mooring Piles         |   |                   |                |                    |                |             |                |          |
| Timber                | 50%   |                   |                | 2027               | \$10,500       | 4-5         | \$1,500        |          |
|                       | <i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>   |                   |                |                    |                |             |                |          |
|                       | <i>Location : Tidal Zone</i>                                    |                   |                |                    |                |             |                |          |
| Not Accessible        | 50%   |                   |                |                    |                |             |                |          |
| Protective Structure  |   |                   |                |                    |                |             |                |          |
| Wave Attenuator       |   |                   |                |                    |                |             |                |          |
| Timber                | 100%  | Now               | \$167,100      | 2031               | **             | 4           | \$90,800       |          |
|                       | <i>Missing Components, Extent : Severe, Area Affected : 95%</i> |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout Access Trestle</i>                     |                   |                |                    |                |             |                |          |
| Deck Elements         |   |                   |                |                    |                |             |                |          |
| Railing               |   |                   |                |                    |                |             |                |          |
| Steel                 | 100%  |                   |                | 2024               | \$855,500      |             |                |          |
|                       | <i>Corrosion, Extent : Light, Area Affected : 5%</i>            |                   |                |                    |                |             |                |          |
|                       | <i>Location : Throughout</i>                                    |                   |                |                    |                |             |                |          |
| 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.

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**DEPT. OF SMALL BUSINESS SERV. - 801  
SKYPORT MARINA (23RD ST MARINA)  
Asset # : 13645**

| <b>Marinas/Docks</b>         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Electrical</b>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      |                   |                          |                       |                           |                       |                    |                       |                 |
| PVC                          | 50%               |                          |                       | 2022                      | \$10,500              |                    |                       |                 |
| Not Accessible               | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Lighting Fixture             |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                 | 100%              |                          |                       | 2020                      | \$9,300               |                    |                       |                 |
| <b>Electrical/Mech.</b>      |                   |                          |                       |                           |                       |                    |                       |                 |
| Power Supply/Bollards        |                   |                          |                       |                           |                       |                    |                       |                 |
| Plastic                      | 75%               |                          |                       | 2021                      | \$43,900              |                    |                       |                 |
| Steel                        | 25%               |                          |                       | 2024                      | \$15,900              |                    |                       |                 |
| <b>Mech./Plumbing</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Supply                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |

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## DEPT. OF SMALL BUSINESS SERV. - 801

## Project : ECONOMIC DEVELOPMENT

| <b>CAPITAL</b>          | <b>FY 2018 - 2021</b> |                | <b>FY 2022 - 2027</b> |                |
|-------------------------|-----------------------|----------------|-----------------------|----------------|
| Miscellaneous Buildings | 362,000               |                | 177,300               |                |
| <b>EXPENSE</b>          | <b>FY 2018</b>        | <b>FY 2019</b> | <b>FY 2020</b>        | <b>FY 2021</b> |
| Miscellaneous Buildings | 32,500                | 6,000          | 7,200                 | 5,700          |

| <b>ASSET #</b> | <b>NAME</b>   | <b>SQFT</b> | <b>CAPITAL</b> | <b>EXPENSE</b> |
|----------------|---|-------------|----------------|----------------|
| 2279           | SOUTH BROOKLYN MARINE TERMINAL OFFICE BUILDING      | 2,646       | 103,300        | 6,900          |
| 2280           | SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE | 60          | 0              | 1,700          |
| 2281           | SOUTH BROOKLYN MARINE TERMINAL GATEHOUSE/GUARDHOUSE | 60          | 0              | 1,700          |
| 2286           | NEW YORK CITY TERMINAL MARKET BUILDING GH-1         | 225         | 0              | 6,500          |
| 2287           | NEW YORK CITY TERMINAL MARKET BUILDING GH-2         | 192         | 0              | 5,500          |
| 2288           | NEW YORK CITY TERMINAL MARKET CANOPY                | 1,837       | 71,700         | 4,800          |
| 2806           | NEW YORK CITY TERMINAL MARKET BUILDING G-1          | 6,830       | 266,700        | 17,800         |
| 14266          | PASSENGER WAIT AREA BUILDING WALL ST. FERRY PIER 11 | 2,500       | 97,600         | 6,500          |

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